



FOR SALE

216.93 +/- Acres

Knox County, Nebraska



EQUAL HOUSING
OPPORTUNITY

WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 216.93 +/- Acres

PROPERTY LOCATION: From Verdigre, NE 3.5 miles North on Hwy 14 then 1.5 miles West on 885th Rd. to the Southern boarder to the subject property.

LEGAL DESCRIPTION: Available upon request.

PROPERTY DESCRIPTION: This property with excellent livestock winter protection offers 2 conditionally exempt feeding facilities up to 999 head. Well drained with sandy loam soils and slope. Concrete bunks within the pens, three submersible wells in addition to rural water. Steel and pipe fenced working pens including hydraulic chute, 7 shipping and receiving pens, 7 stall calving shed with vet room. The cropland also allows additional feeding space seasonally.

IMPROVEMENTS:

2-27,000 Bu. Grain Bins

Open front 120' X 40' Commodity Building with a large concrete slab

1-40' X 60' Machinery Storage Building

1-40' X 60' Headed Shop and Storage Building

2-Fuel Barrels

720 Sq. ft. Office/Living Quarters with kitchenette and shower

Open front storage shed

FSA INFORMATION: Historical Base acres. Corn: 170.02 PLC Yield: 121 Bu.
Soybeans: 65.62 PLC Yield: 49 Bu.

*Presently farming approximately 111.75 acres for feed production.

NE DEQ FACILITY NUMBERS: #88011, #87752

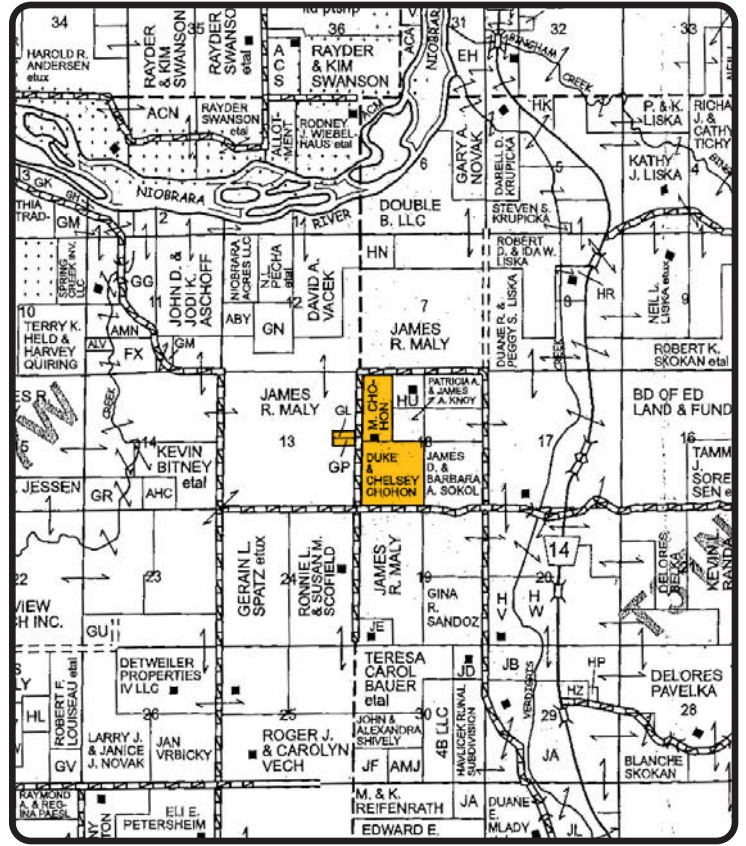
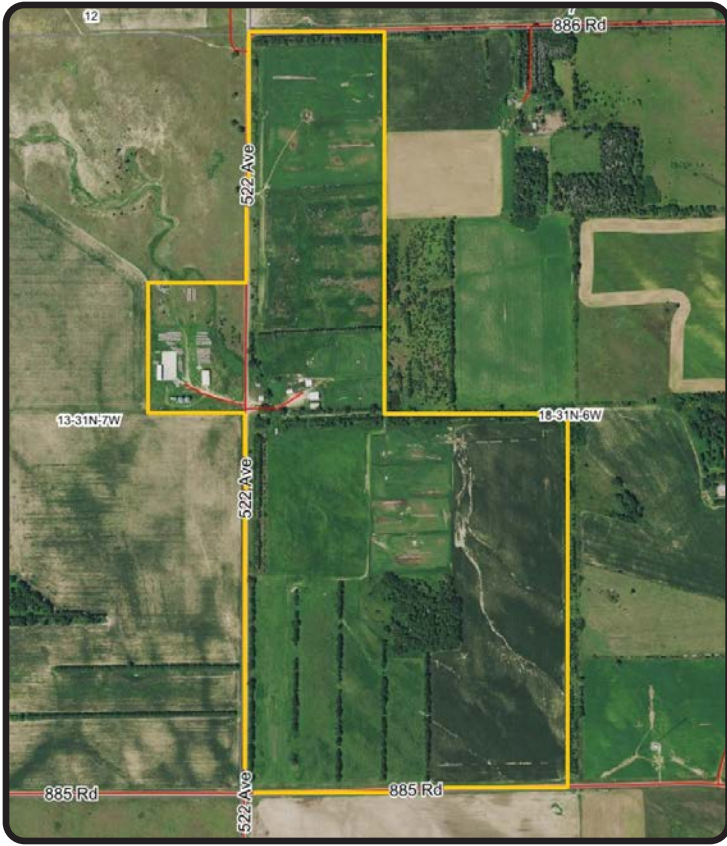
REAL ESTATE TAXES: \$6,051.44

PRICE & TERMS: \$1,400,000.00 Cash at Closing.

BROKER COMMENTS: Rarely do we have the opportunity to market this hard-to-find livestock operation. There is no end to the availability of livestock feed stuff in the area. The property is located on a well-maintained county road and has excellent livestock winter protection. Waldo Realty invites you to come and take a look.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

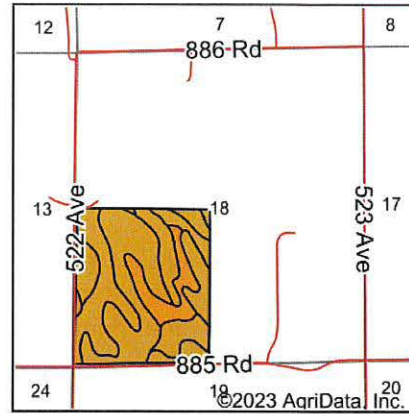
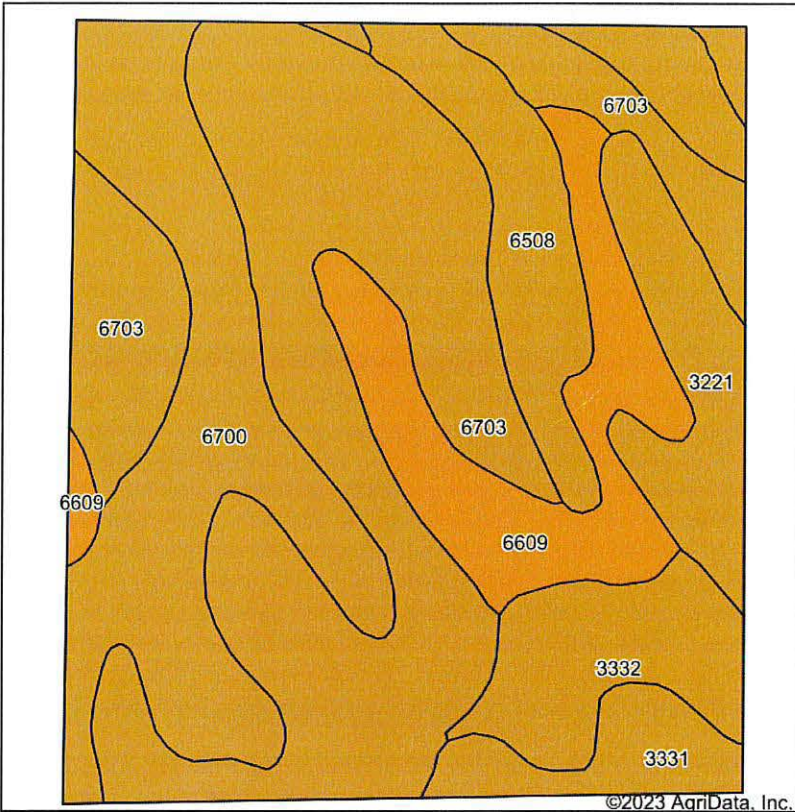




Boundary lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Knox**
 Location: **18-31N-6W**
 Township: **Sparta**
 Acres: **135.4**
 Date: **1/13/2023**



Soils data provided by USDA and NRCS.

Area Symbol: NE107, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6703	Thurman loamy fine sand, 2 to 6 percent slopes	55.61	41.1%		IVe	IVe	29	35	34
6700	Thurman loamy fine sand, 0 to 2 percent slopes	26.40	19.5%		IIIe	IIIe	30	33	33
6609	Bazile loamy fine sand, 2 to 6 percent slopes	16.23	12.0%		IIIe	IIIe	56	41	44
6508	Blendon fine sandy loam, 0 to 2 percent slopes	13.09	9.7%		IIIs	Ile	49	63	56
3332	Verdigre fine sandy loam, 6 to 11 percent slopes	9.61	7.1%		IVe	IVe	46	40	45
3221	Labu silty clay, 6 to 11 percent slopes	9.18	6.8%		IVe	IVe	22	13	21
3331	Verdigre fine sandy loam, 2 to 6 percent slopes	5.28	3.9%		IIIe	IIIe	50	40	46
Weighted Average					3.45	3.45	35.9	*n 37.1	*n 37.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



