

**2,144.97 +/- Acres**  
Holt County, Nebraska

**Referee**

**AUCTION**

Live & Online Simulcast Bidding  
**November 15th, 10:00 A.M.**

KC Hall – O'Neill, NE

**Contact Martin V. Klein / Referee for further information on this property.**

**402.887.4190**

## TRACT 1

**DEEDED ACRES:** 480 +/- Acres

**LEGAL DESCRIPTION:** S1/2 Section 30, Township 28N, Range 12; SE1/4 Section 25, Township 28N, Range 13 West of the 6th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** Consisting of sub-irrigated meadow and pasture with County Road access. This tract borders a Section of land owned by "The Nebraska Board of Education Lands and Funds" that is scheduled for auction two days after this sale, November 17, 2022.

**REAL ESTATE TAXES:** \$4,940.10

## TRACT 2

**DEEDED ACRES:** 320 +/- Acres

**LEGAL DESCRIPTION:** N1/2 Section 32, Township 13N, Range 10 West of the 6th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** Currently consisting of a solar well and sub-irrigated meadow and pasture with County Road access.

**REAL ESTATE TAXES:** \$3,288.00

## TRACT 3

**DEEDED ACRES:** 1,274.84 +/- Acres

**LEGAL DESCRIPTION:** All Section 31, Township 28N, Range 12; NW1/4 Section 6; E1/2, NW1/4 Section 1, Township 27N, Range 13 West of the 6th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** Currently consisting of the modest ranch headquarters with several outbuildings, 2 story home and corrals with approximately 30% sub-irrigated meadow and the balance in pasture with County Road access. This tract is bordered on two sides by a Section of land owned by "The Nebraska Board of Education Lands and Funds" that is scheduled for auction two days after this sale, November 17, 2022.

**REAL ESTATE TAXES:** \$12,695.04

## TRACT 4

**DEEDED ACRES:** 160 +/- Acres

**LEGAL DESCRIPTION:** E1/2 E1/2 Section 35, Township 28N, Range 13 West of the 6th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** Currently consisting of Sandhill pasture bordered by "The Nebraska Board of Education Lands and Funds" that is scheduled for auction two days after this sale, November 17, 2022.

**REAL ESTATE TAXES:** \$1,678.72

[www.waldorealty.net](http://www.waldorealty.net)

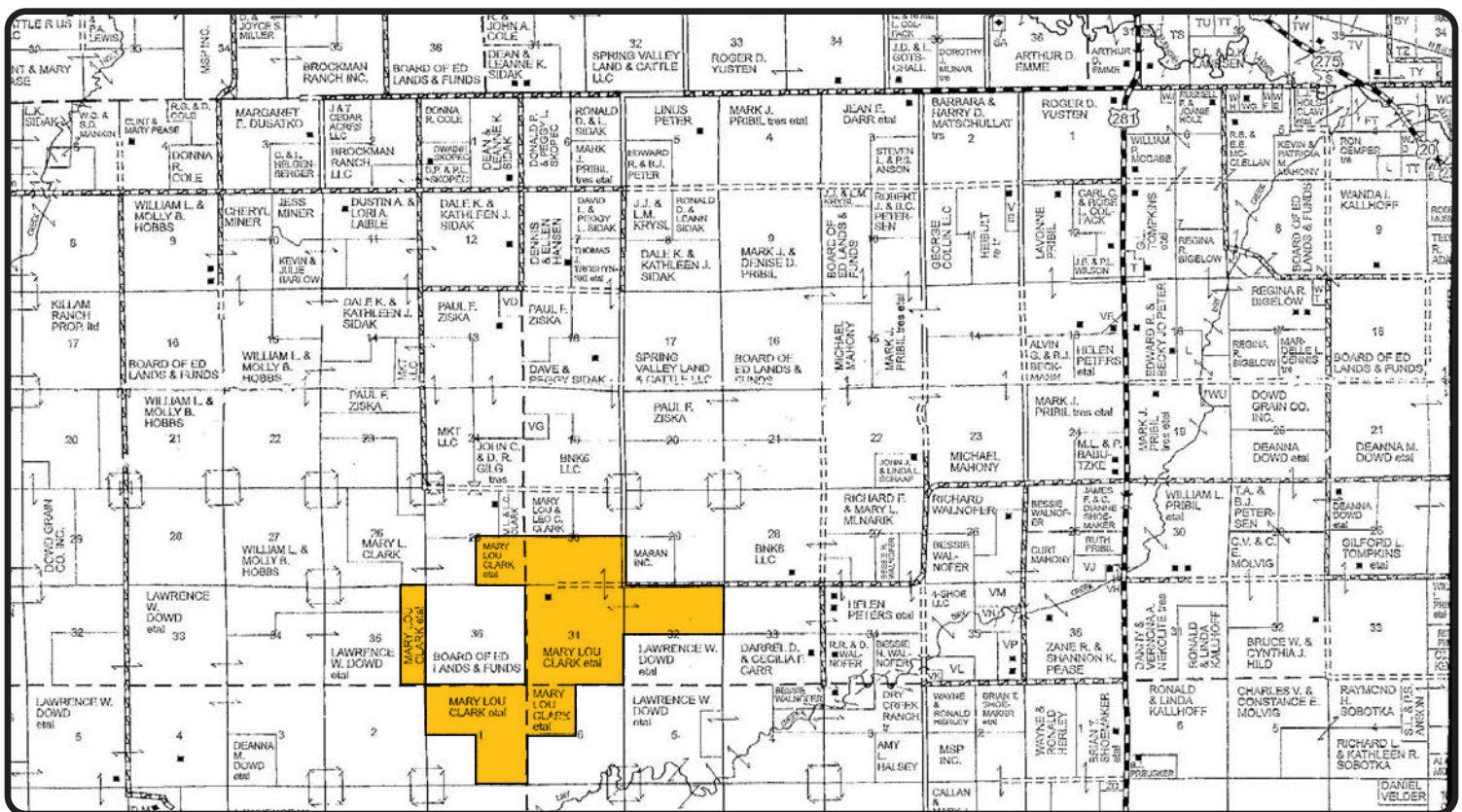


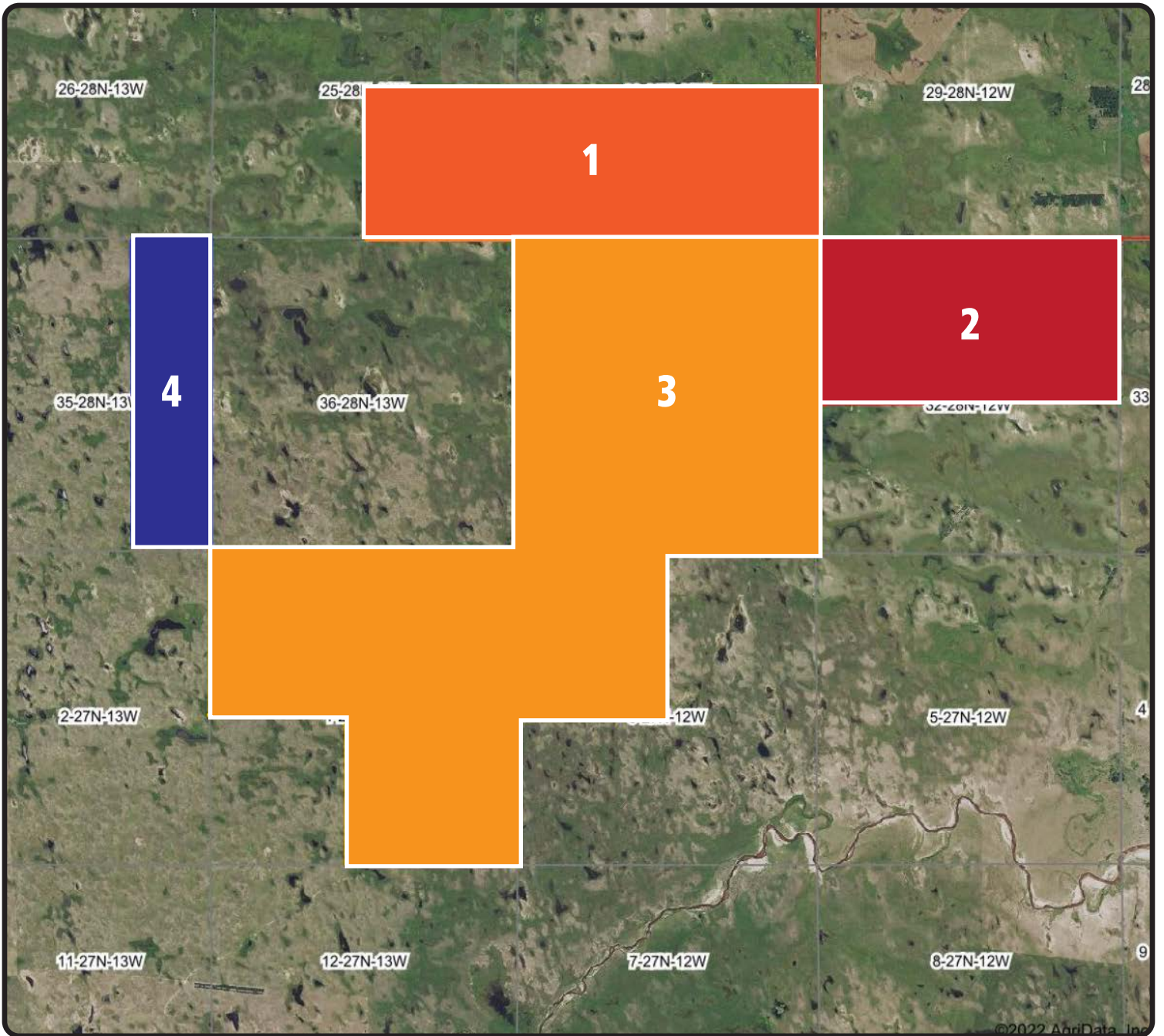
Holt County Nebraska District Court has appointed Martin V. Klein as "Seller" for the Sale of the Commonly known as the Clark Ranch consisting of 2,144.74 Acres located in Holt County, NE. You may contact Mr. Klein at 402-887-4190 for information and showing of the subject property. Waldo Realty is the sales consultant and does not represent the Seller or Buyer(s) unless the Buyer(s) would enter into a Buyer Agency with Waldo Realty.

**PROPERTY DESCRIPTION:** This property currently offers high quality meadows and sandhill pastures watered by windmills, solar well and a submersible pump. Excellent access along a County road and lying Southwest of O'Neill. See plat map.

**SALE PROCEDURE:** Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-4 and may choose one or more tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue until all tracts 1-4 have been reserved. No tracts will be combined and re-offered.

**TERMS & CONDITIONS:** The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing on or before **December 20, 2022**. Seller shall furnish title insurance insuring merchantable title and transfer title by Referee Deed. Final sale is not subject to Buyer financing. The cost of survey, if required, and title insurance shall be split equally between Buyer(s) and Seller. All other closing costs shall be as customary for our area. Doc stamps to be paid by Seller. All mineral rights owned by the Seller shall be conveyed to the Buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, even though due diligence was practiced by the Seller and the Seller's agents. Any additional survey costs, if any, shall be the responsibility of the Buyer(s). **Potential Buyer(s) are hereby advised that Waldo Realty and all representatives thereof are merely consultants throughout the sale process.** Any announcements made on the day of the sale supersede any previously given information. **Final sale is subject to Court approval.**

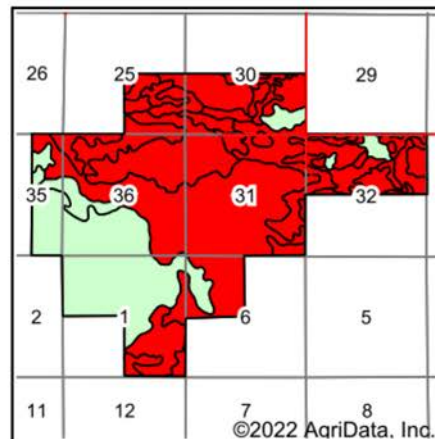
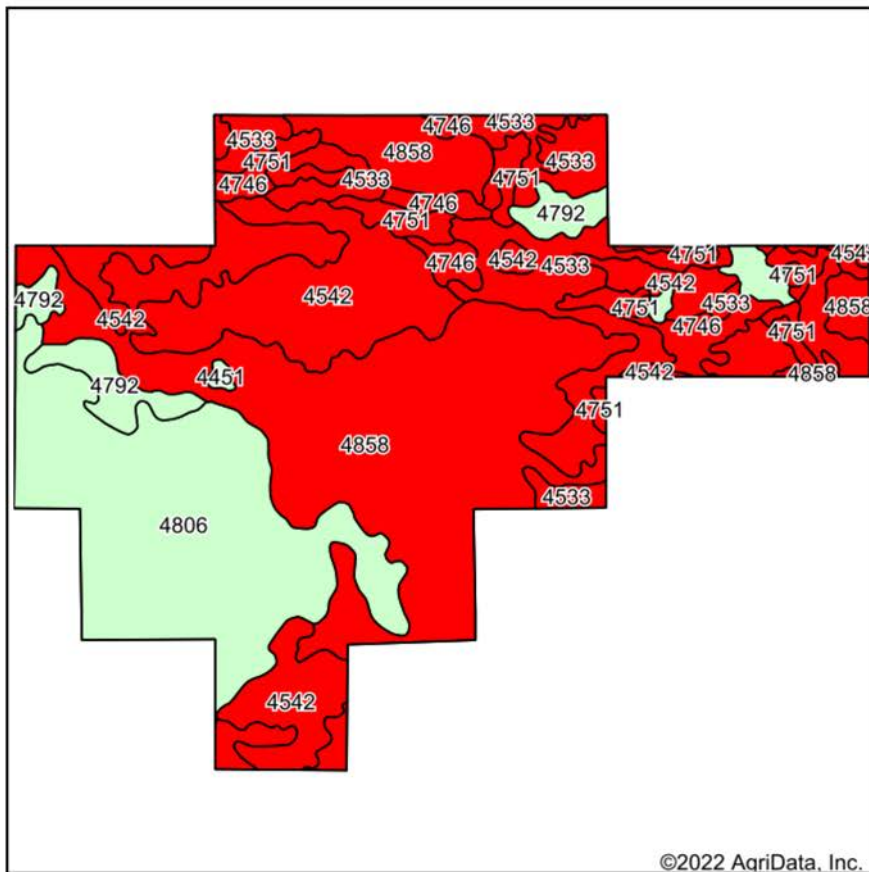




Boundry lines are for visual aid only.



# Soils Map



State: **Nebraska**  
 County: **Holt**  
 Location: **6-27N-12W**  
 Township: **Shamrock**  
 Acres: **2883.22**  
 Date: **9/20/2022**



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: NE089, 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 |                |                |
|-------------------------|---|---------|------------------|-------------|------------------|--------------|-------------|---------------|-------------------|----------------|----------------|
| 4858                    | Valentine-Els complex, moist, 0 to 9 percent slopes                       | 1019.25 | 35.4%            |             | Vle              | IVe          | 24          | 27            | 21                |                |                |
| 4806                    | Valentine fine sand, rolling, 9 to 24 percent slopes, moist               | 622.53  | 21.6%            |             | Vle              |              |             | 22            | 17                |                |                |
| 4542                    | Els-lpage complex, 0 to 3 percent slopes                                  | 467.25  | 16.2%            |             | Vlw              | IVw          | 26          | 18            | 19                |                |                |
| 4533                    | Els loamy sand, 0 to 3 percent slopes                                     | 389.91  | 13.5%            |             | IVw              |              | 26          | 18            | 19                |                |                |
| 4746                    | Tryon loamy fine sand, 0 to 3 percent slopes                              | 133.85  | 4.6%             |             | Vw               |              | 28          | 13            | 15                |                |                |
| 4792                    | Valentine fine sand, 3 to 9 percent slopes, moist                         | 133.74  | 4.6%             |             | Vle              | IVe          |             | 31            | 23                |                |                |
| 4751                    | Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes           | 111.24  | 3.9%             |             | Vw               |              | 19          | 6             | 5                 |                |                |
| 4451                    | Valentine severely eroded-Valentine complex, moist 0 to 60 percent slopes | 5.45    | 0.2%             |             | Vllle            |              |             | 16            | 19                |                |                |
| <b>Weighted Average</b> |   |         |                  |             |                  |              | <b>5.65</b> | <b>*-</b>     | <b>18.2</b>       | <b>*n 21.9</b> | <b>*n 18.7</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.





