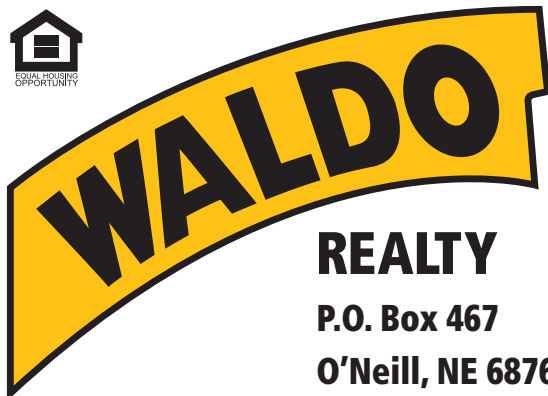




**FOR SALE**

**276.11 +/- Acres**

Holt County, Nebraska



**REALTY**

**P.O. Box 467**

**O'Neill, NE 68763**

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

**402.336.4110**

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

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

**DEEDED ACRES:** 276.11 +/- Acres

**PROPERTY LOCATION:** From Ewing, NE on 856th Rd 7.5 miles South/Southwest to the subject property.

**LEGAL DESCRIPTION:** Pt. NE1/4, Pt. SE1/4 Section 15, Township 26N, Range 10 West of the 6th P.M, Holt County, Nebraska.

**PROPERTY DESCRIPTION:** This farm consists of 86% irrigated land and has had hog affluent properly applied for decades. The land lies gently rolling with good access and 2 grain bins.

**IRRIGATION EQUIPMENT:**

**NE1/4**

8 Tower Zimmatic Pivot (#59653)  
Isuzu Power Unit (No #)  
Amarillo Gearhead (#253673)  
WellLine Pump (#79427K)  
Generator (No #)  
1,000 Gal. Fuel Tank

**SE1/4**

9 Tower Valley Pivot (#10345036)  
Isuzu Power Unit (No #)  
Western Land Roller Pump (No #)  
Randolph Gearhead (#912075)  
Generator (No #)  
1,000 Gal. Fuel Tank

**WELL INFORMATION:**

	<b>NE1/4</b>	<b>SE1/4</b>
Reg. #:	G-047978	G-138673
GPM:	1000	850
Static Level:	28'	25'
Pump Level:	115'	105'
Well Depth:	405'	310'
Column:	8"	8"

**PROMINENT SOILS:** Valentine Sand, Els-lpage Complex

**FSA INFORMATION:**

Irrigated Acres: 239.1  
Cropland Acres: 238.38  
Corn Base: 229.5 Yield: 123 Bu.  
Soybean Base: 8.8 Yield: 43 Bu.

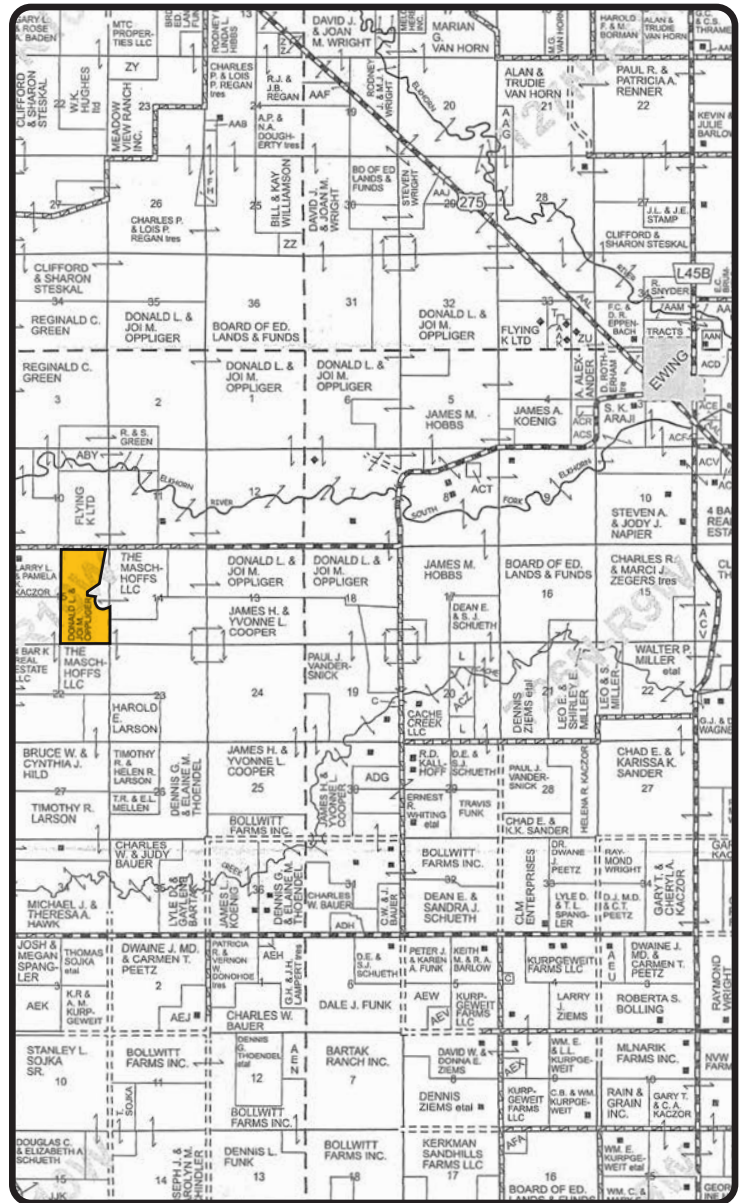
**REAL ESTATE TAXES:** \$7,152.49

**PRICE & TERMS:** \$552,220.00 Cash

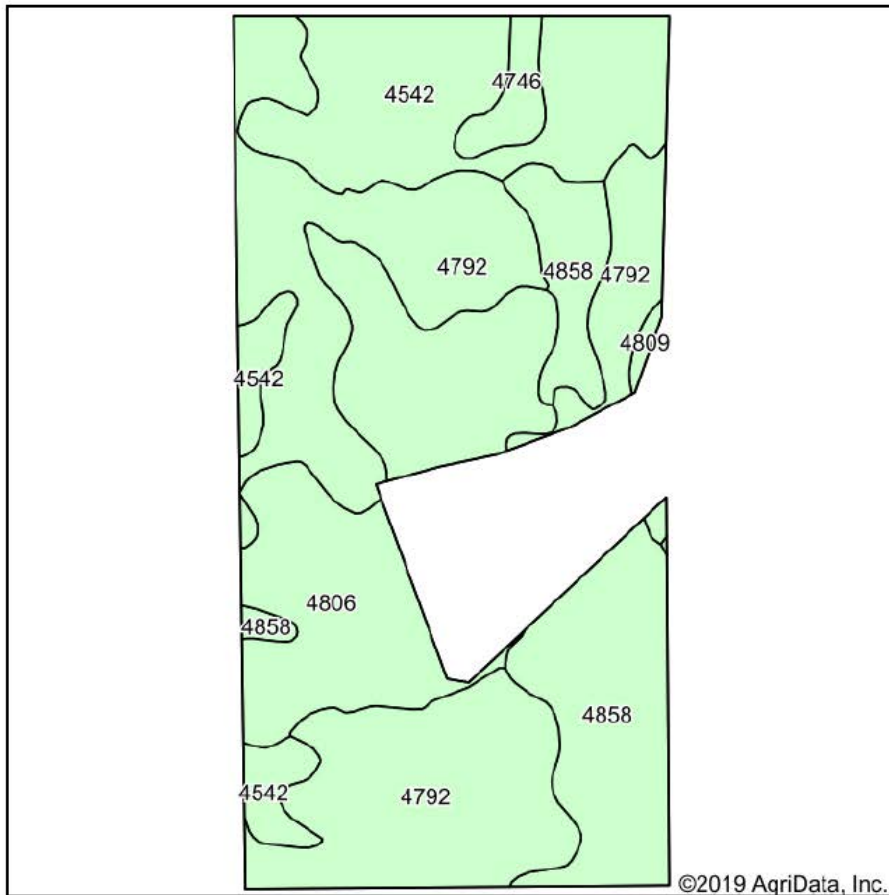
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



Boundry lines are for visual aid only.

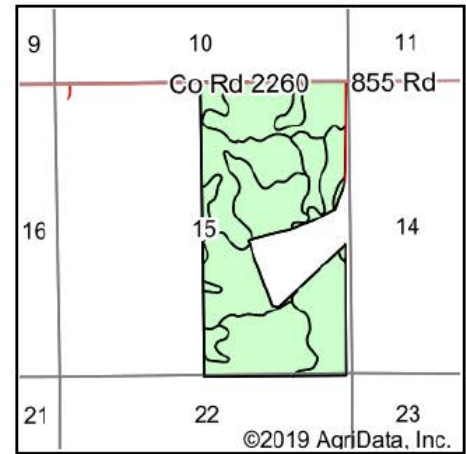


# Soils Map



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Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Holt**  
 Location: **15-26N-10W**  
 Township: **Ewing**  
 Acres: **276.11**  
 Date: **12/3/2019**



Maps Provided By:



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Area Symbol: NE089, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4792	Valentine fine sand, 3 to 9 percent slopes, moist	103.94	37.6%	Vle	Ive		29	21
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	63.42	23.0%	Vle			23	16
4542	Els-Ipage complex, 0 to 3 percent slopes	55.62	20.1%	Vlw	IVw	26	18	18
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	46.76	16.9%	Vle	Ive	24	25	20
4746	Tryon loamy fine sand, 0 to 3 percent slopes	5.31	1.9%	Vw		28	11	14
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	1.06	0.4%	Vle			18	11
<b>Weighted Average</b>						<b>9.8</b>	<b>*n 24.3</b>	<b>*n 18.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.