



FOR SALE

115.42 +/- Acres

Holt 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: 115.42 +/- Acres

PROPERTY LOCATION: From Atkinson, Nebraska 4 miles East on 877th blacktop road then 3 miles North to the Southeast corner of the subject property. See plat map.

LEGAL DESCRIPTION: Pt. S1/2 SE1/4, SE1/4 SW1/4 Section 12, Township 30N, Range 14 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This property is a long 115 acres and has 2 windshield wiper pivots to capture the ultimate amount of irrigated acres. High ratio irrigated farm with excellent soils.

IRRIGATION EQUIPMENT:

7 Tower Zimmatic Pivot (#P31092) (20,372 Hrs)

Ford Natural Gas Power Unit (#E181A27038 866266)

60 KW Marathon Generator (#LM395858-0305)

1,550 Gal. Fertilizer Tank

West

Zimmatic Pivot (#1600574)

Ford Natural Gas Power Unit (#E182A2703080876245)

Lima Generator (#LM-395858)

Fertilizer Tank

2 Submersible Wells

WELL INFORMATION:

	Static	Pump	Well	
GPM	Level	Level	Depth	Column
550	40'	75'	186'	5"
550	40'	75'	180'	5"

PROMINENT SOILS: Several O'Neill series soils

FSA INFORMATION:

Cropland Acres: 102.66

Corn Contract Acre Base: 31.3 PLC Yield: 144 Bu.

Soybean Contract Acre Base: .20 PLC Yield: 51 Bu.

REAL ESTATE TAXES: Approximately \$3,926.58

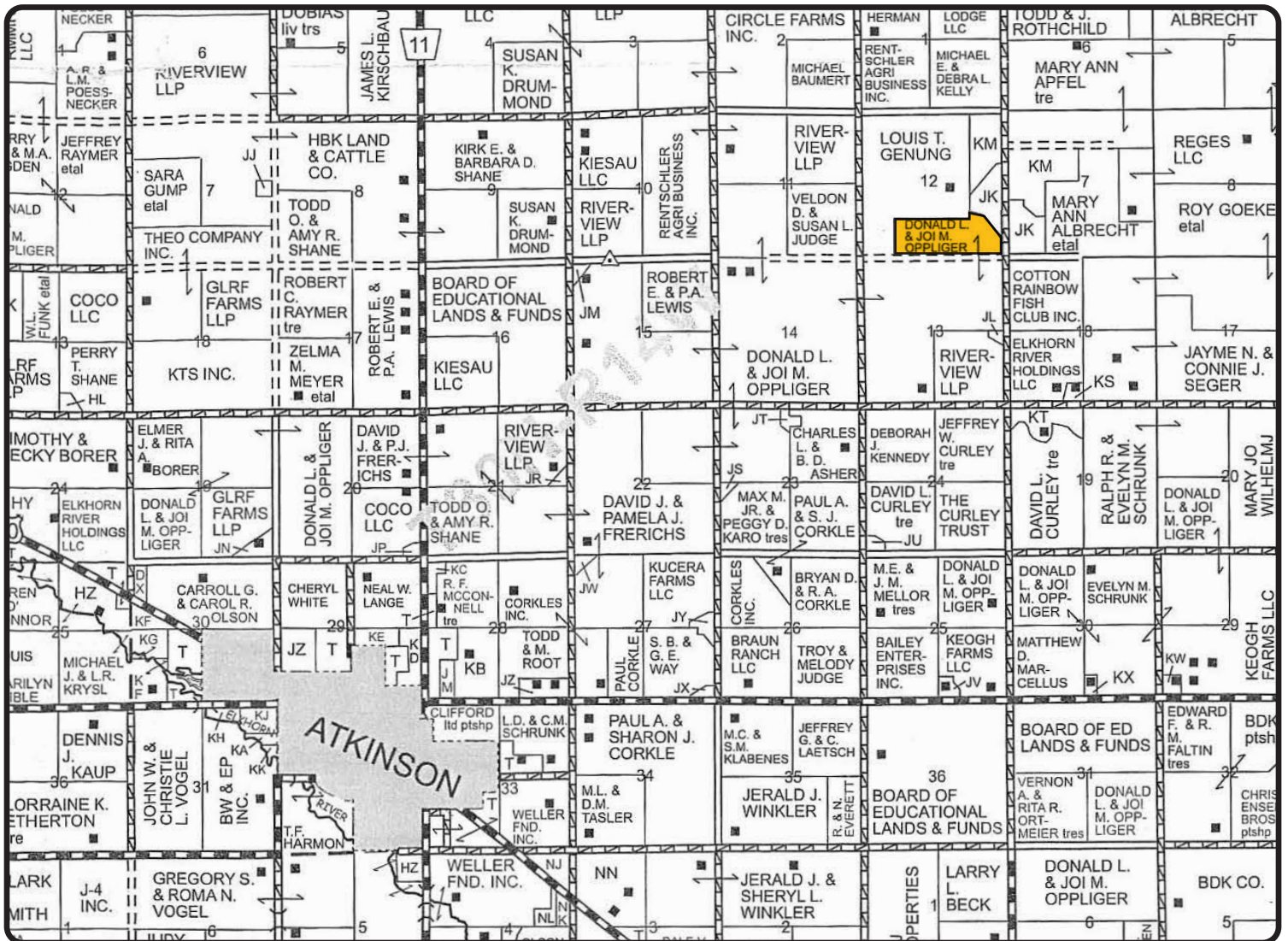
PRICE & TERMS: \$484,764.00 Cash.

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

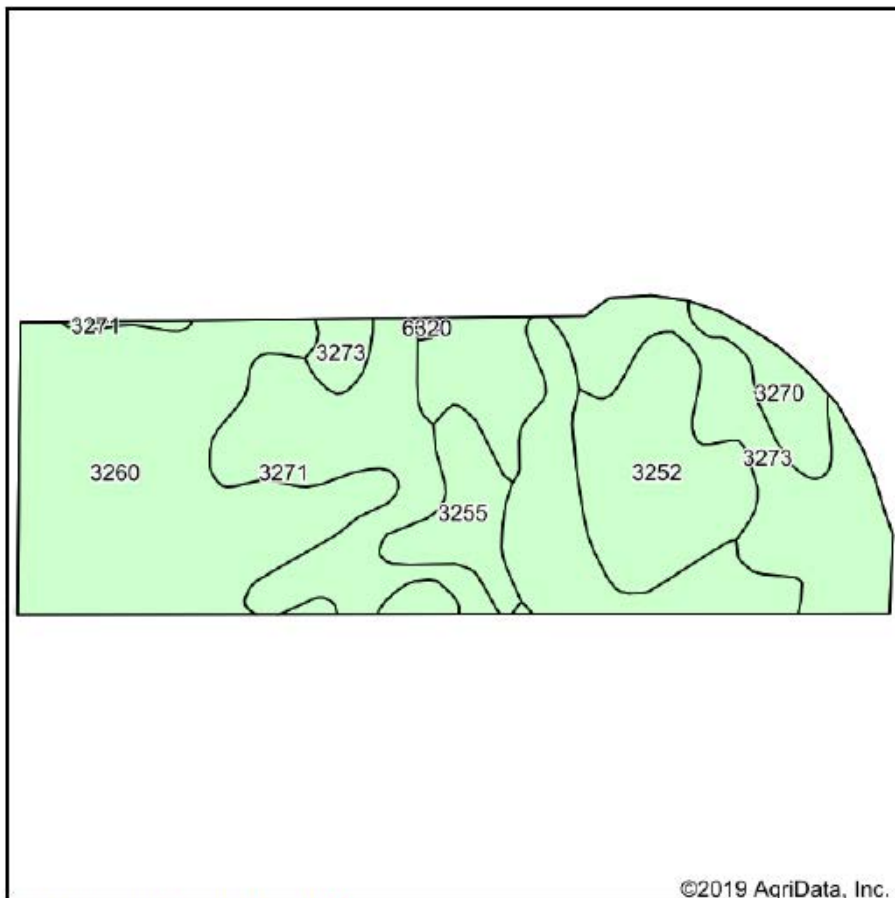
12-30N-14W

115.42

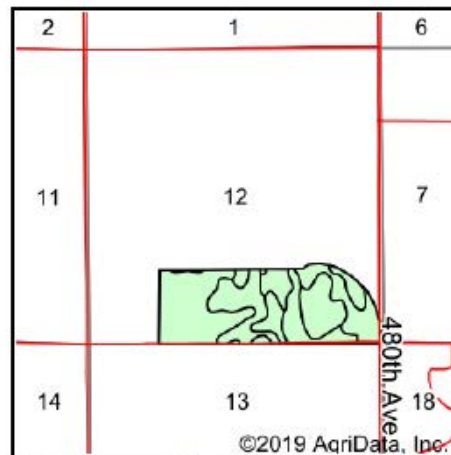
Boundry lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **12-30N-14W**
 Township: **Atkinson**
 Acres: **117.26**
 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
3260	O'Neill fine sandy loam, 0 to 2 percent slopes	49.42	42.1%	IIc	IIIs	38	30	20
3273	O'Neill-Meadin fine sandy loams, 6 to 11 percent slopes	24.30	20.7%	VIe	IVe	31	25	19
3271	O'Neill-Meadin fine sandy loams, 2 to 6 percent slopes	18.65	15.9%	IVe	IVe	34	26	20
3252	Meadin sandy loam, 0 to 2 percent slopes	14.52	12.4%	VIIs	IVs	30	21	15
3255	Meadin sandy loam, 2 to 30 percent slopes	6.03	5.1%	VIIs		21	19	13
3270	O'Neill-Meadin fine sandy loams, 11 to 30 percent slopes	4.13	3.5%	VIe		18	19	13
6320	Barney-Boel-Calamus complex, channeled	0.21	0.2%	VIW		25	9	11
Weighted Average						33.3	*n 26.2	*n 18.6

*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.