



FOR SALE

69.84 +/- 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: 69.84 +/- Acres

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

LEGAL DESCRIPTION: Pt. E1/2 NE1/4 Section 12, Township 30N, Range 14 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This farm lies flat with excellent loamy soils and a high irrigated cropland ratio.

IRRIGATION EQUIPMENT:

7 Tower Valley Pivot (#43746) (34639 Hrs)

Isuzua 6 Cyl. Power Unit (5,767 Hrs)

Randolph Gearhead (#913178)

Western Land Roller Pump (#P82103)

10 KW Generator

1,000 Gal. Fuel Tank

1,550 Gal. Fertilizer Tank

WELL INFORMATION:

GPM: 700

Static Level: 32'

Pump Level: 118'

Well Depth: 209'

Column: 8"

PROMINENT SOILS: Jansen Loam, Meadin Sandy Loam

FSA INFORMATION:

Cropland Acres: 61.45

Corn Contract Acre Base: 18.8 PLC Yield: 144 Bu.

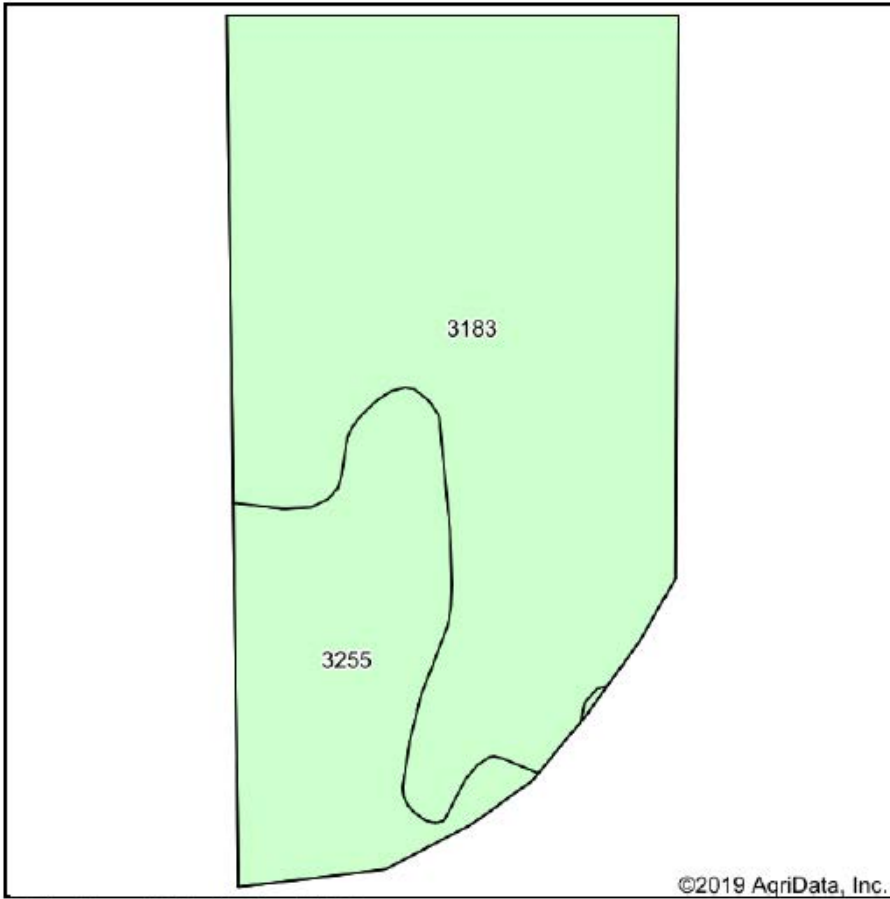
Soybean Contract Acre Base: .01 PLC Yield: 51 Bu.

REAL ESTATE TAXES: \$2,375.95

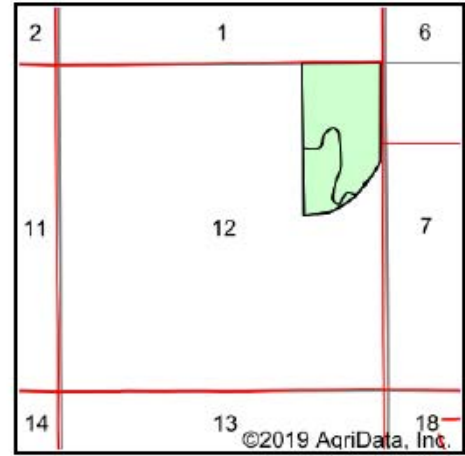
PRICE & TERMS: \$314,280.00 Cash.

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **12-30N-14W**
 Township: **Atkinson**
 Acres: **63.44**
 Date: **12/3/2019**



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
3183	Jansen loam, 0 to 2 percent slopes	47.75	75.3%	IIs	IIs	52	31	26
3255	Meadin sandy loam, 2 to 30 percent slopes	15.69	24.7%	VIs		21	19	13
Weighted Average						44.3	*n 28	*n 22.8

*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.