



FOR SALE

149.71 +/- 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: 149.71 +/- Acres

PROPERTY LOCATION: From Atkinson, NE a half mile east on Hwy 20 to the southwest boundary of the subject property.

LEGAL DESCRIPTION: Part of the NW ¼ in Section 3 Township 29 Range 14 West of the 6 P.M. Holt County, Nebraska

PROPERTY DESCRIPTION: This farm offers over 91% total tillable acres with 133.71 of those being irrigated acres and is located in central Holt County amongst a strong farming neighborhood. This property would be a great addition to your current operation or a good investment offering strong rental rates along with acreage development potential. This irrigated farm consists of conducive soils for farming, mature shelter belts, great county road and Hwy 20 access all while being within just miles of many large grain handling facilities.

FSA INFORMATION:

Cropland Acres: 141.10
Corn Contract Acre Base: 141.10 Yield: 199

WELL INFORMATION:

Registration Number: G-070251
GPM: 900 GPM
Well Depth: 342 ft.
Static Level: 55 ft.
Pump Level: 130 ft.
Column Diam: 8 in.

EQUIPMENT LIST W/ SERIAL NUMBERS:

Valley Pivot with drop nozzles and corner system Ser: 1811217
U.S. Motor Gearhead Ser: 3818901
Western Land Roller Pump Ser: 181456

POWER SERVICE PROVIDER: Niobrara Valley Electric (402) 336-2803

NRD NAME & PHONE #: Upper Elkhorn NRD (402) 336-3867

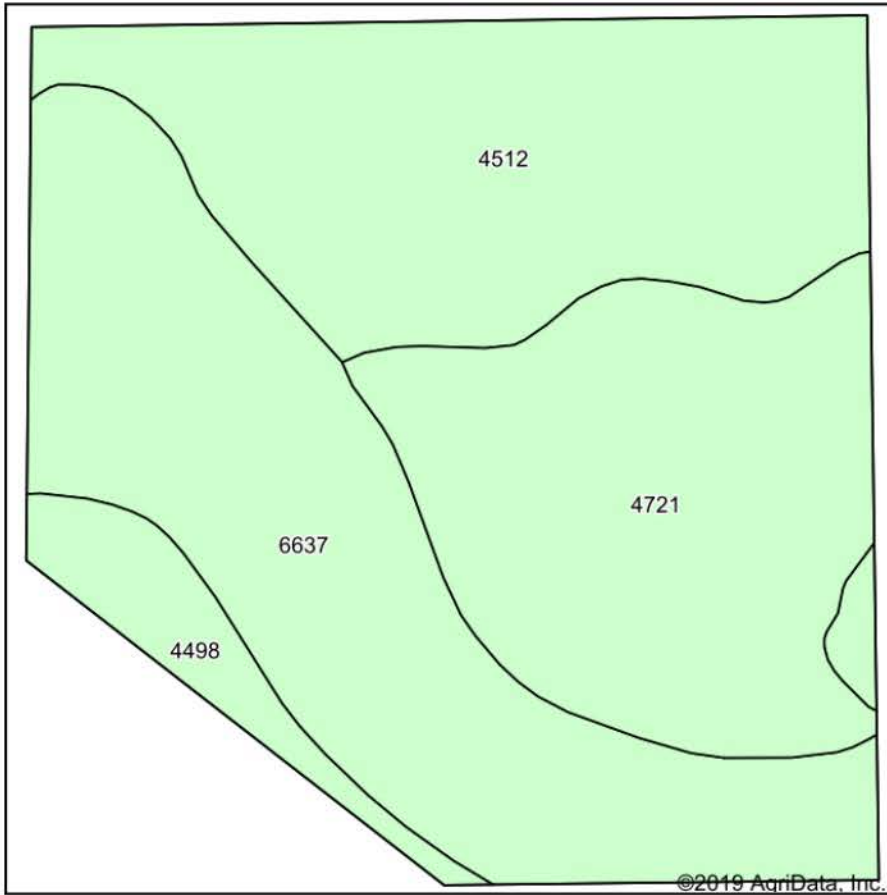
SOIL INFORMATION (MAPS, ETC.): See attached.

REAL ESTATE TAXES: 2018 - \$6,155.32

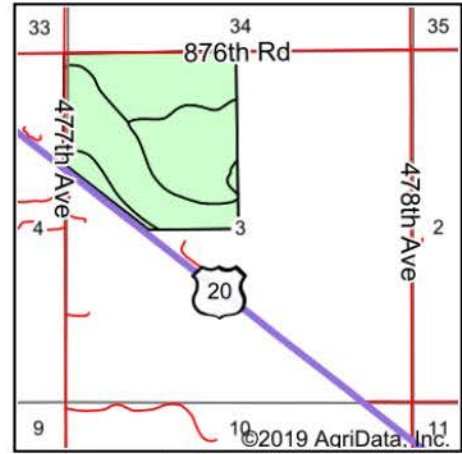
PRICE & TERMS: \$809,450.00
Subject to Seller Completing 1031 Tax Exchange

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: **3-29N-14W**
 Township: **Sheridan**
 Acres: **149.71**
 Date: **9/21/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE089, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6637	Boelus loamy fine sand, 2 to 6 percent slopes	52.33	35.0%	IIIe	IIIe		55	39
4512	Dunn loamy sand, 0 to 3 percent slopes	47.51	31.7%	IVe	IIIe	50	32	34
4721	Pivot loamy sand, 0 to 3 percent slopes	42.28	28.2%	IVe	IIIe	28	30	18
4498	Dunday loamy sand, 0 to 3 percent slopes	7.59	5.1%	IVe	IIIe	32	27	27
Weighted Average						25.4	*n 39.2	*n 30.9

*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.