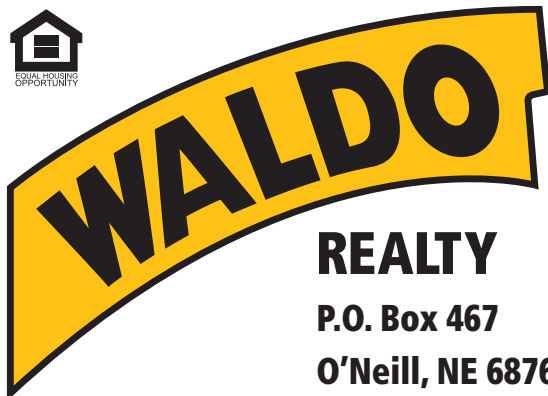




FOR SALE

160 +/- 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

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

DEEDED ACRES: 160 +/- Acres

PROPERTY LOCATION: From O'Neill, NE 11 miles east on Hwy 108 then 9 miles north on 504th Ave. then 1 mile east of the Holt County shed on 881st Rd and a half mile south on 505th Ave. to the northeast boundary of the subject property.

LEGAL DESCRIPTION: The SE ¼ in Section 7 Township 30 Range 9 West of the 6 P.M. Holt County, Nebraska

PROPERTY DESCRIPTION: Here's a high income producing irrigated farm located in northeastern Holt County amongst a competitive farming community. This property offers multiple revenue streams with 2 wind energy towers, over 130,000 bushels of up to date grain storage along with newer irrigation equipment on this productive farm. This gently rolling farm offers good county road access and would be great addition to any portfolio.

FSA INFORMATION:

Cropland Acres:	131.28 Acres	
Corn Contract Acre Base:	108.86	Yield: 150
Soybean Contract Acre Base:	10.40	Yield: 51
Wheat Contract Acre Base:	3.23	Yield: 28

WELL INFORMATION:

Registration Number:	G-045301
GPM:	1,250 GPM
Well Depth:	246 ft.
Static Level:	60 ft.
Pump Level:	86 ft.
Column Diam:	8 in.

EQUIPMENT LIST W/ SERIAL NUMBERS:

2012 8-Tower Valley Center Pivot	Order # 10880644	5317Hrs
John Deere Diesel Power Unit	Ser: 64041H-01-433662R	
Generator	Ser: BC28638	
Amarillo Gearhead	Ser: S125A	217633
Western Land Roller Pump		
1000 Gal. Fuel Tank		
2 Sukup & 3 Eaton Grain Bins		
130,000 bushels storage appr.		
2 wind energy towers		

POWER SERVICE PROVIDER: North Central Public Power District (402) 358-5112

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

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

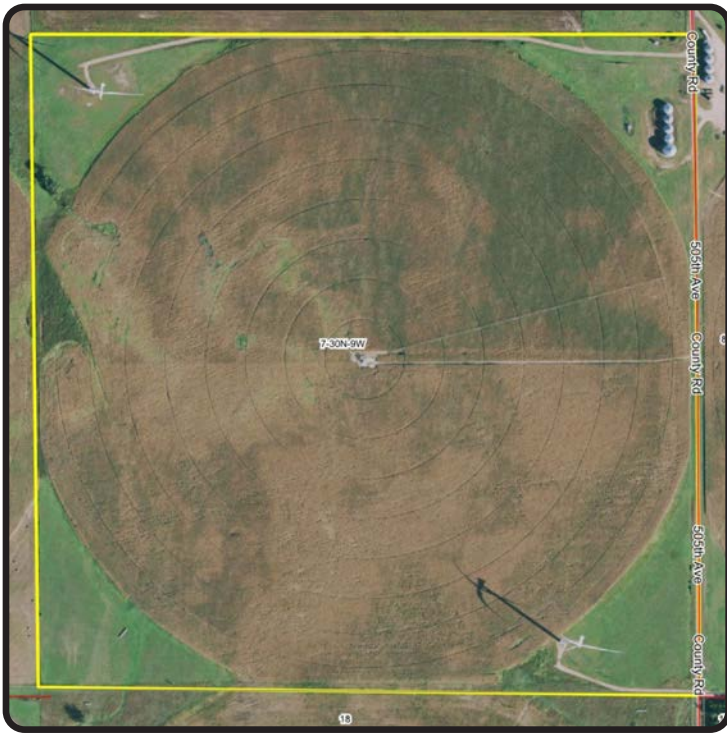
REAL ESTATE TAXES: 2018 - \$8,872.08

PRICE & TERMS: \$1,040,000.00

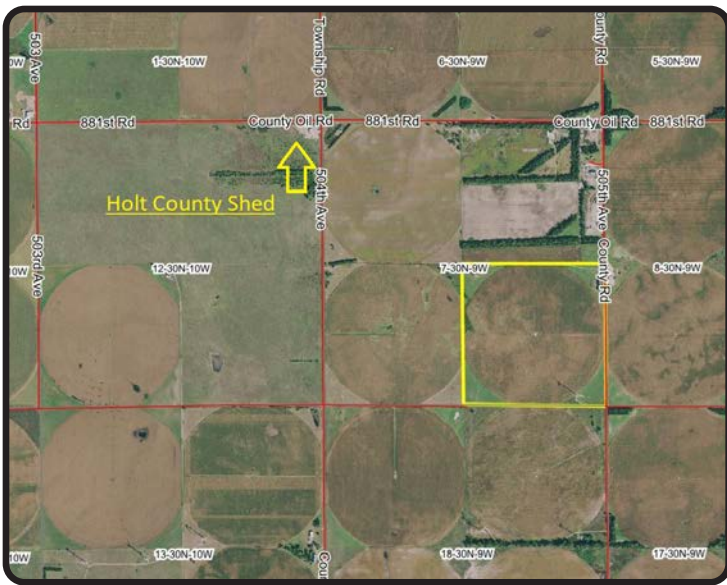
Subject to Seller Completing 1031 Tax Exchange

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

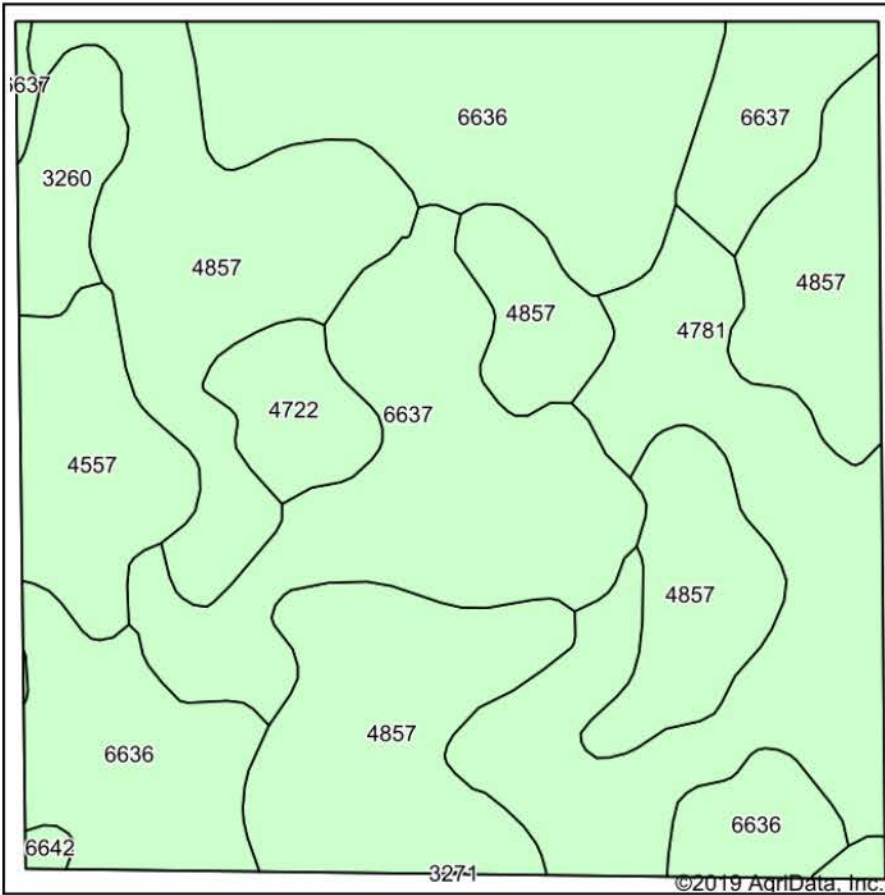




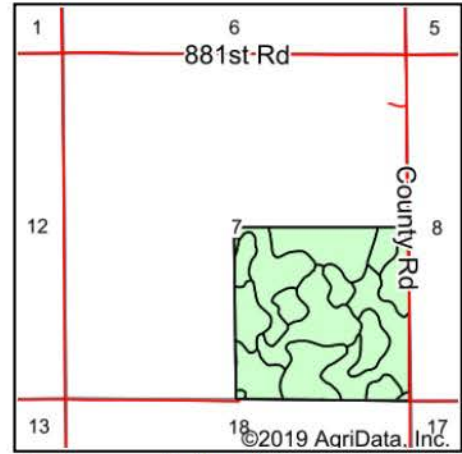
Boundary lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **7-30N-9W**
 Township: **Willowdale**
 Acres: **160**
 Date: **9/19/2019**



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	
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	54.18	33.9%	Vle	IVe	28	30	23	
6636	Boelus loamy fine sand, 0 to 2 percent slopes	33.84	21.2%	IIle	IIle		56	40	
6637	Boelus loamy fine sand, 2 to 6 percent slopes	27.90	17.4%	IIle	IIle		55	39	
4781	Valentine fine sand, 0 to 3 percent slopes	25.72	16.1%	Vle	IVe	23	17	20	
4557	Elsmere loamy fine sand, clayey substratum, 0 to 3 percent slopes	8.91	5.6%	IVw	IVw	34	28	31	
3260	O'Neill fine sandy loam, 0 to 2 percent slopes	4.58	2.9%	IIc	IIIs	38	30	20	
4722	Pivot loamy sand, 3 to 9 percent slopes	4.43	2.8%	Vle	IVe	27	26	18	
6642	Boelus loamy sand, 6 to 11 percent slopes	0.44	0.3%	IVe	IVe	50	34	41	
Weighted Average							17	*n 37.6	*n 29.2

*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.