



**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**

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**DEEDED ACRES:** 160+/- Acres

**PROPERTY LOCATION:** From Atkinson, Nebraska South 6 miles on Hwy #11, then 1-1/4 miles East, 1 mile South, 1 mile East and 1-1/2 miles South to the Northeast corner of the subject property.

**LEGAL DESCRIPTION:** SE1/4 Section 15, Township 28N, Range 14 West of the 6th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** Irrigated quarter that has been seeded to improved irrigated perennial grasses. The seeding mixture is as follows: Smooth Brome Grass (10%), Meadow Brome Grass (12%), Intermediate Wheat Grass (10%), Pubescent Wheat Grass (10%), Orchard Grass (10%), Timothy (6%), Forage Tall Fescue (10%), Forage Perennial Ryegrass (12%), Festulolium (12%), Slender Wheatgrass (8%). Mature shelterbelts are located along the two North corners of the quarter.

**EQUIPMENT LIST:**

- Reinke Pivot (Ser.# 0214-60066)
- Case Industrial Motor (Model #667TA/MEL)
- Amarillo Gearhead (Ser.# 107056)
- Pump (No #)
- Fuel Tank

**FSA INFORMATION:**

Cropland Acres: 130.72  
Corn Contract Acre Base: 119.6 Yield: 123 Bu.

**WELL INFORMATION:**

GPM 1200  
Depth 345'  
Static Level 12'  
Pump Level 100'  
Column 8"

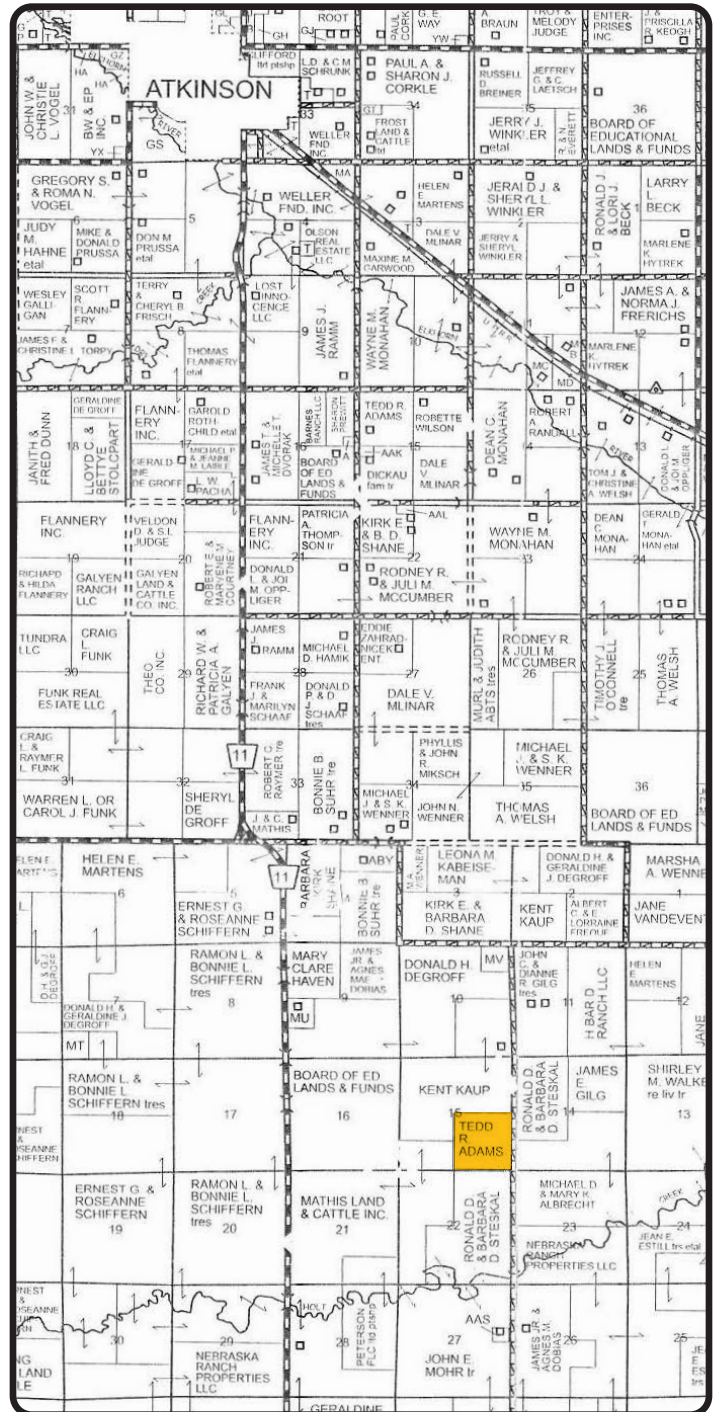
\* Plus Livestock Well

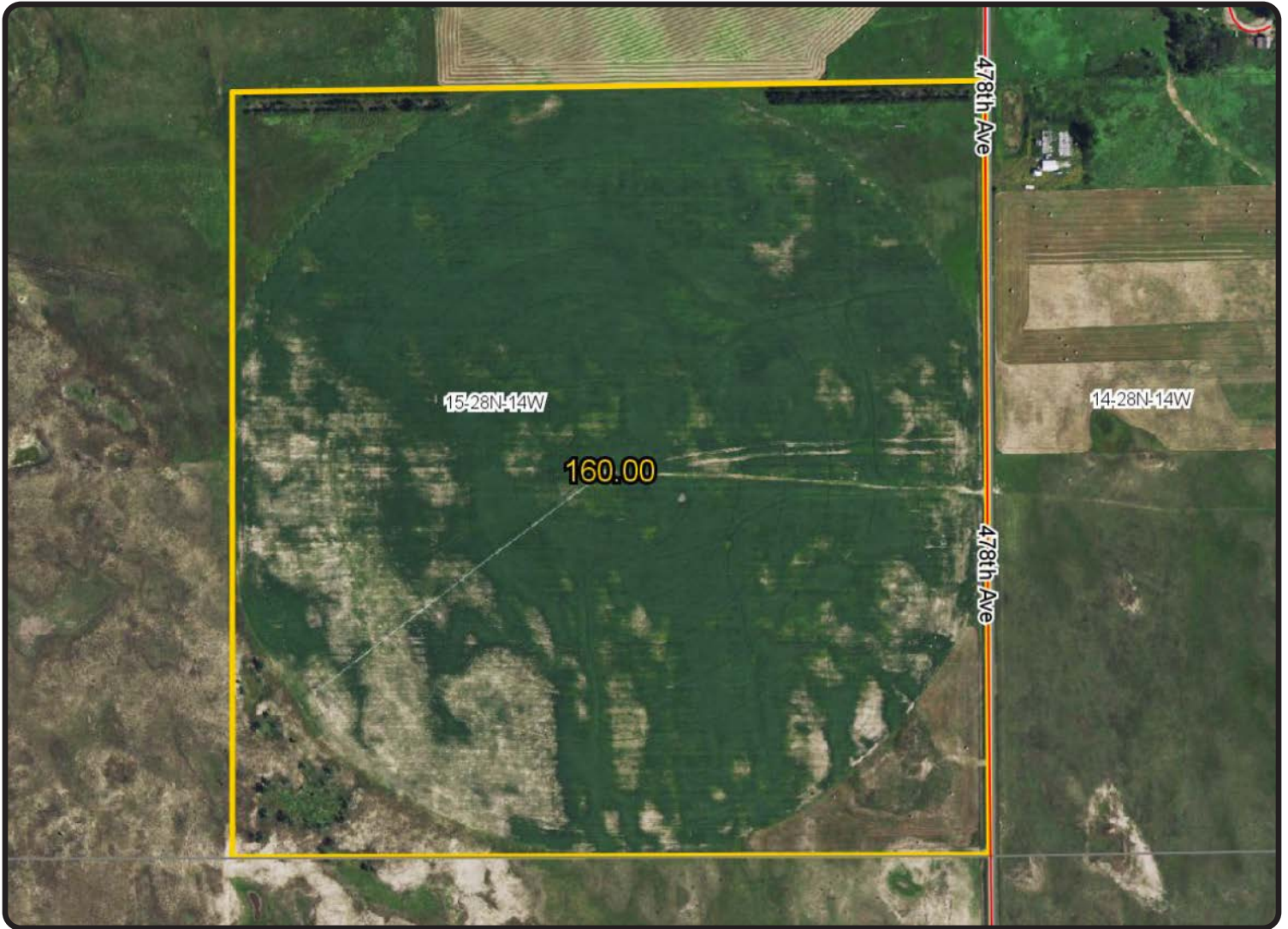
**PROMINENT SOILS:** ELS-IPAGE—58.8%  
ELS Loamy Sand—14.5%  
Valentine Fine Sand—12.0%

**REAL ESTATE TAXES:** \$2,638.<sup>32</sup>

**PRICE & TERMS:** \$672,000.<sup>00</sup> or \$4,200 per acre. 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.

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