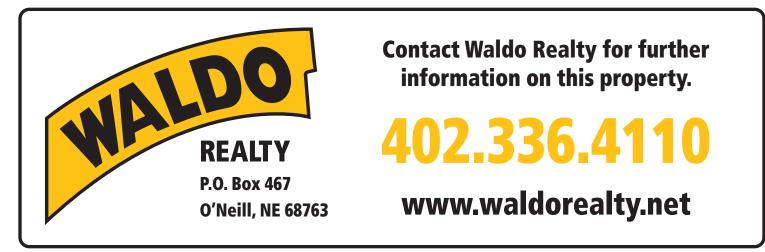


160 +/- Acres Holt County, Nebraska



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

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:

GPM1200Depth345'Static Level12'Pump Level100'Column8"* Plus Livestock Well

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

REAL ESTATE TAXES: \$2,638.³²

PRICE & TERMS: \$672,000.⁰⁰ or \$4,200 per acre. Cash.

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



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