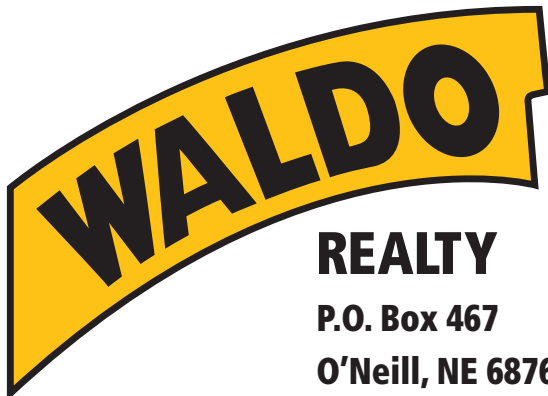




**441.01 Acres**

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

**DEEDED ACRES:** 441.01 Acres

**PROPERTY LOCATION:** From O'Neill, Nebraska 10 miles East, 9 miles North, 1 West and 1 mile North to the Southeast corner of the subject property. (See plat map)

**LEGAL DESCRIPTION:** NW1/4, E1/2 except 38.99 acres in the NE1/4 Section 35, Township 31N, Range 10 West of the 6th P.M., Holt County, Nebraska.

**EQUIPMENT:**

**SE1/4** 2010 Zimmatic Pivot w/ corner system  
Isuzu Power Unit (#A6BG1TQW)  
Amarillo Gearhead (#245513)  
Pump (#82507)

**HELPER WELL** Electric Motor & Pump

**NW1/4** 2012 Zimmatic Pivot w/ corner system  
Isuzu Power Unit (#A6B610W)  
Western Land Roller Pump  
Fuel Tank  
Fertilizer Tank

**WELL INFORMATION:**

<b>G-028985</b>	<b>G-025316</b>	<b>G-172006</b>
GPM: 1005	GPM: 1250	GPM: 500
Well Depth: 265'	Well Depth: 255'	Well Depth: 256'
Static Level: 71'	Static Level: 70'	Static Level: 82'
Pump Level: 110'	Pump Level: 120'	Pump Level: 110'
Column: 6"	Column: 9"	Column: 6"

**FSA INFORMATION:**

**Irrigated Acres:** 339.74  
**Dryland Acres:** 16.02  
**Pasture:** Approx. 85.25 acres

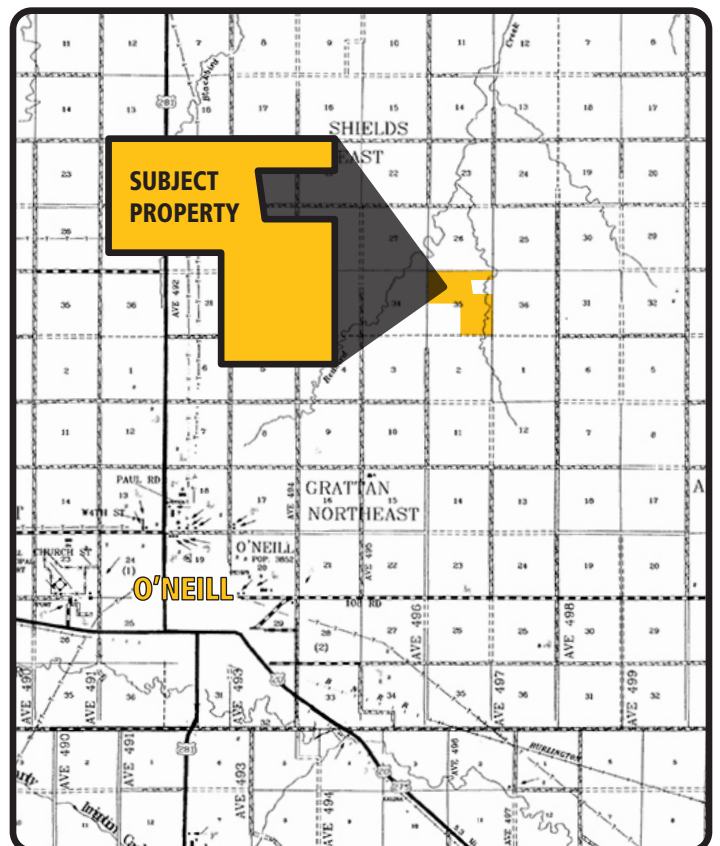
**PROMINENT SOILS:** Jn-Jansen 145 Bu. County Rating

**REAL ESTATE TAXES:** \$17,456.80

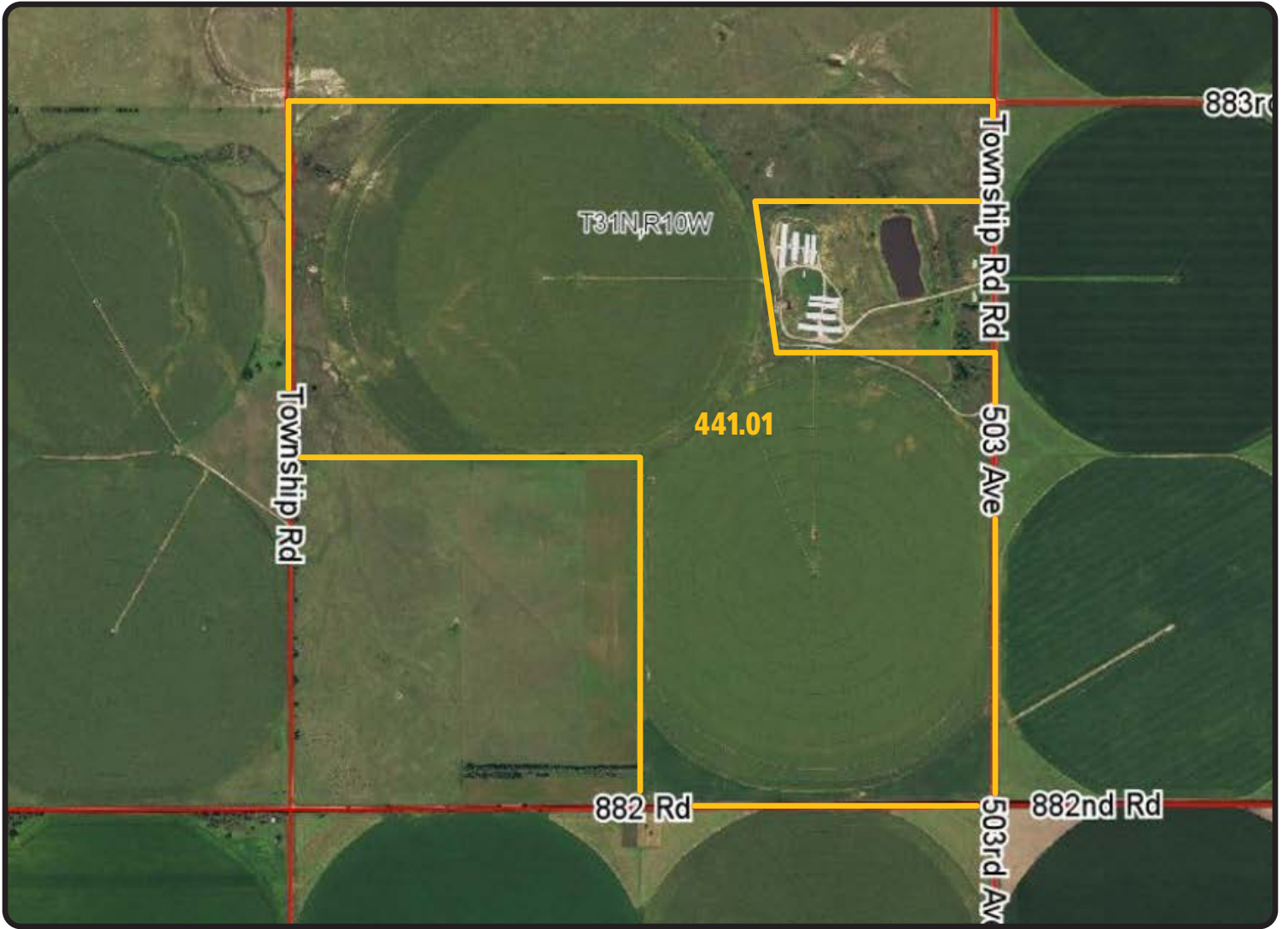
**PRICE & TERMS:** \$3,087,000.<sup>00</sup> Cash

**BROKERS COMMENTS:** This high quality farm lies flat to gently sloping. The adjoining hog confinement has a manure easement to pump affluent on an annual basis, thus giving a \$30-\$40 per acre fertility benefit. In the past no phosphorus was needed and only starter nitrogen was applied. You need to consider this property. We invite you to take a look.

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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