



FOR SALE

138.78 +/- 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: 138.78 +/- Acres

PROPERTY LOCATION: From O'Neill, NE 1 mile South then 1 mile East on 870th Rd. and ¼ mile South to the subject properties. Impressive well-manicured acreage.

LEGAL DESCRIPTION: Pt. NE1/4 Section 6, Township 28N, Range 11 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This well-maintained farm consists of 86 acres of irrigated cropland with exceptional mature shelterbelts for livestock winter protection. A very nice 2,448 sq. ft. ranch style home, 3 door, 1,664 sq. ft. 4 car detached garage, 2 grain bins and several utility sheds. (A must see to appreciate the care given)

WELL INFORMATION:

GPM: 700

Well Depth: 342'

Static Level: 8'

Pump Level: 120'

Col. Diameter: 8"

EQUIPMENT LIST:

2009 Zimmatic Pivot

50 HP GE Electric Motor (#NNJ803352)

Western Land Roller Pump (#E80142)

Fertilizer Tank

PROMINENT SOILS: Ipage Loamy Fine Sand

LOWER NIOBRARA NRD: 86.34 Certified Irrigated Acres

FSA INFORMATION: Irrigated Acres: 86.34

Corn Contract Acre Base: 85

PLC Yield: 171 Bu.

Soybean Contract Acre Base: 16.3

PLC Yield: 53 Bu.

IMPROVEMENTS: 2,448 Sq. ft. Ranch style home in move-in condition

4 bedroom, 1-3/4 bathrooms, open kitchen and dining, living room, family room, laundry in back porch entrance, kitchen island with seating, 20' X 20' composite walkout deck. Water Softener, Satelite Direct TV, Anderson & Gerkin Windows, Garbage Disposal, 200 Amp 220 Volt circuit breakers, 5 ceiling fans, 2-ventilation exhaust fans, range ventilation, stove, refrigerator, dish washer, heating system replaced in 2011, central air, propane tank (owned), sump pump and water purifier. Asphalt shingles on house replaced in 2021. Remaining building replaced in 2010.

REAL ESTATE TAXES: \$4,836.94

PRICE & TERMS: Tract A: \$741,000.00

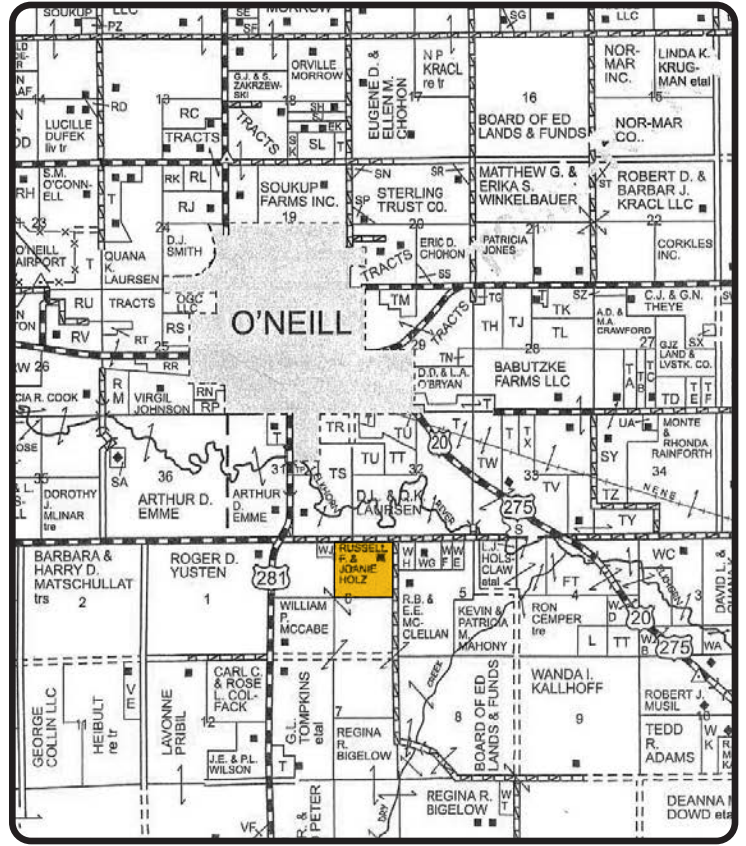
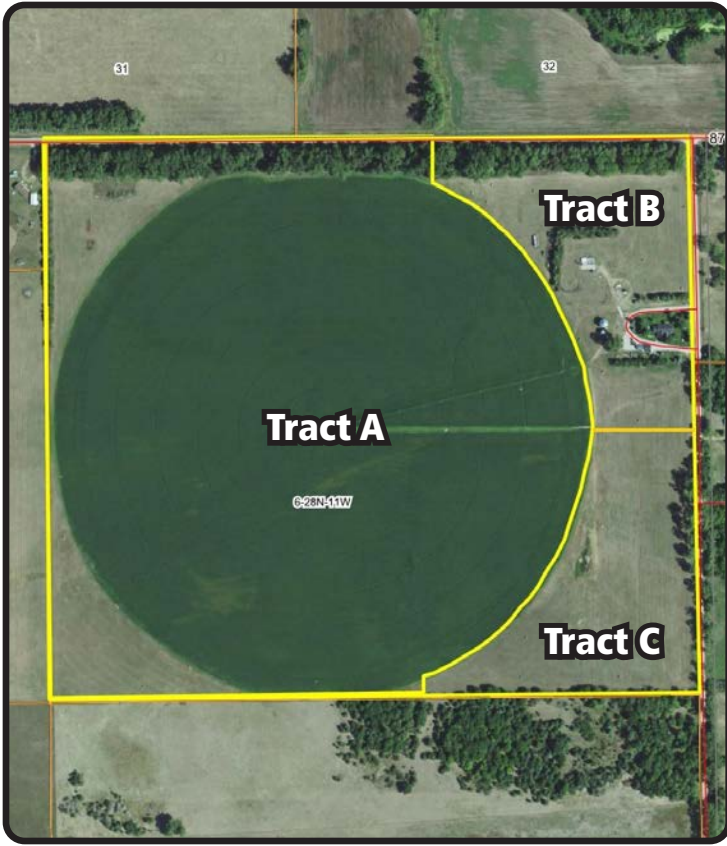
Tract B: \$499,000.00

Tract C: \$150,000.00

Being sold "As Is, Where Is"

BROKER COMMENTS: This property is being offered in 3 tracts or its entirety. Buyer may purchase 1,2 or all three tracts. Tract A consists of the irrigated portion. Tract B Consists of the home and outbuildings and approximately 18 acres (to be surveyed). Tract C has approximately 15 acres with building spot. Rarely does a property with this location and quality become available being only minutes from downtown O'Neill. We invite you to take a look!!!

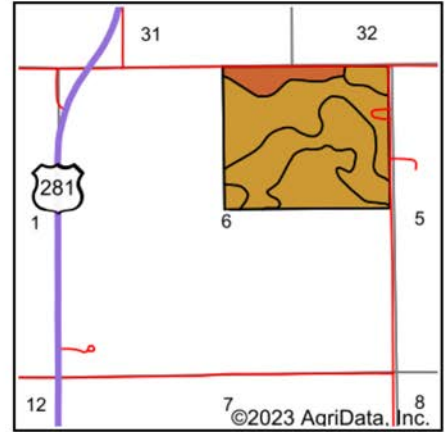
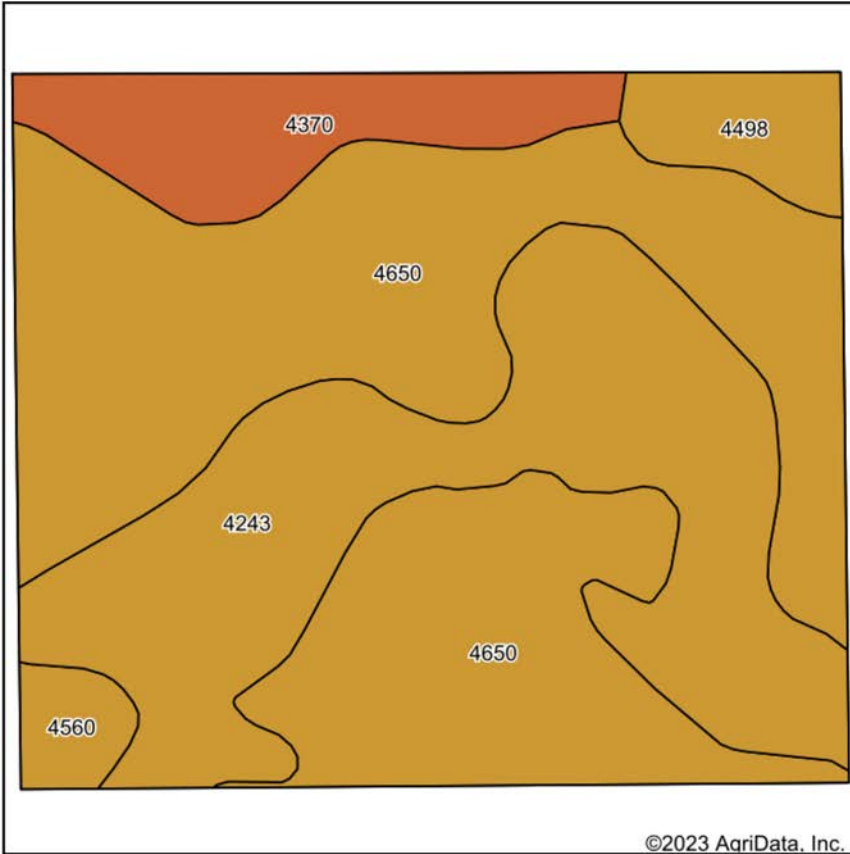
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **6-28N-11W**
 Township: **Grattan**
 Acres: **137.76**
 Date: **6/13/2023**



Area Symbol: NE089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
4650	lpage loamy fine sand, 0 to 3 percent slopes	72.59	52.7%		IVe	IVe	23
4243	Ord loam, rarely flooded	43.85	31.8%		IIw	IIw	24
4370	Libory loamy fine sand, 0 to 3 percent slopes	12.90	9.4%		IIIe	IIIe	51
4498	Dunday loamy sand, 0 to 3 percent slopes	5.50	4.0%		IVe	IIIe	32
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	2.92	2.1%		IVw	IVw	28
Weighted Average					3.27	3.23	26.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.







