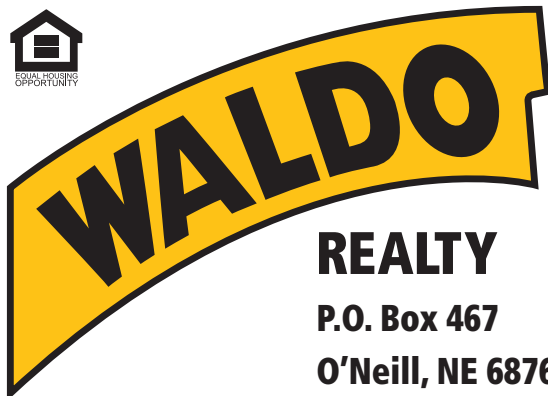




FOR SALE

154 +/- Acres

Rock 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: 154 +/- Acres

PROPERTY LOCATION: From Bassett, NE 5 miles Southwest on Hwy 20 to the subject property.

LEGAL DESCRIPTION: SE1/4 Section 22 EXCEPT Hwy ROW, Township 30N, Range 20 West of the 6th P.M., Rock County, Nebraska.

EQUIPMENT LIST: 2013--8 Tower Valley Pivot
US Motor
Western Land Roller Pump
Fertilizer Tank

PROMINENT SOILS: Pivot Loamy Sand – 67.7%, Jansen Loamy Sand – 29.3%

| WELL INFORMATION: | GPM | Well Depth | Static Level | Pump Level | Col. Diam. |
|-------------------|-------|------------|--------------|------------|------------|
| | 1,000 | 308' | 40' | 130' | 9" |

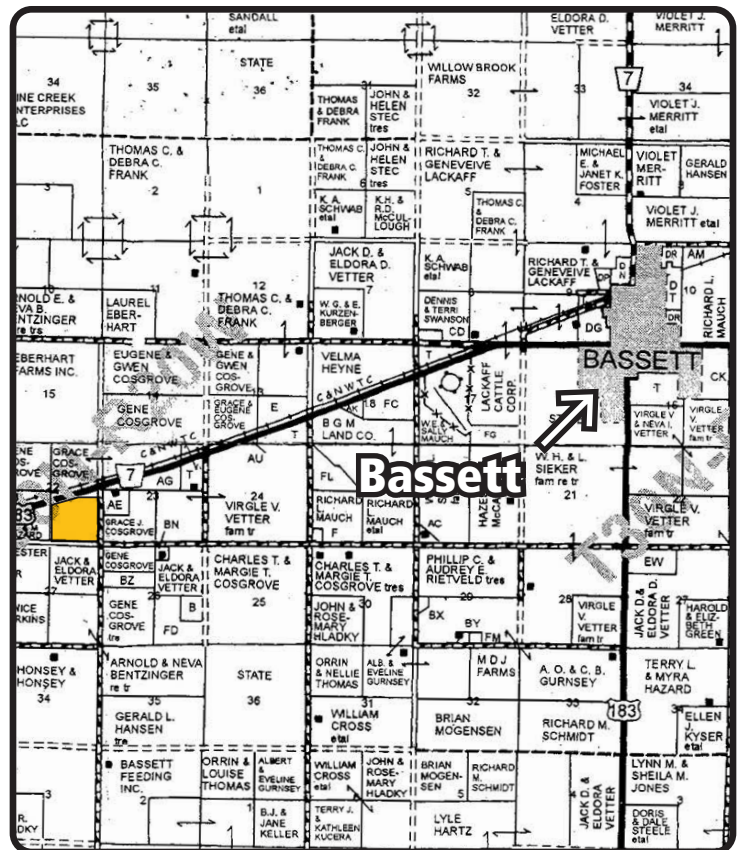
| | | | |
|-------------------------|--------------------------|--------|--------------------|
| FSA INFORMATION: | Irrigated Acres: | 126.56 | |
| | Cropland Acres: | 145.2 | |
| | Corn Contract Acre Base: | 124.6 | PLC Yield: 176 Bu. |

REAL ESTATE TAXES: \$4,868.28 **PRICE & TERMS:** \$1,078,000.00

BROKER COMMENTS: This is one of the highest producing farms in the area with 30 ton per acre manure spread twice in the last 4 years.

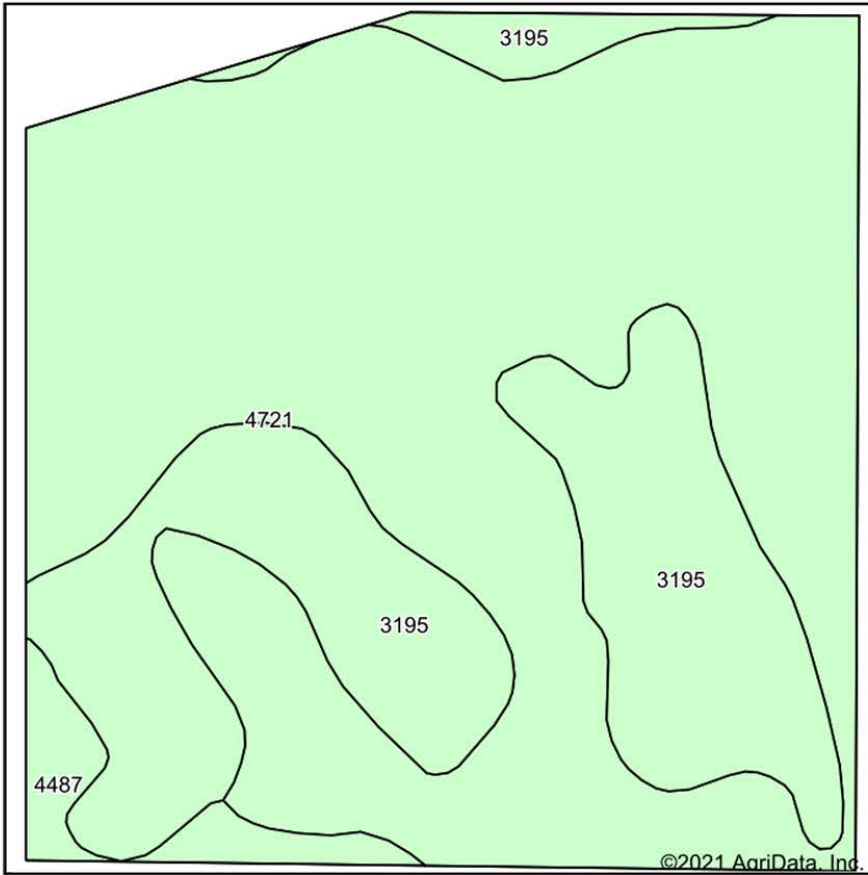
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

Boundry lines are for visual aid only.

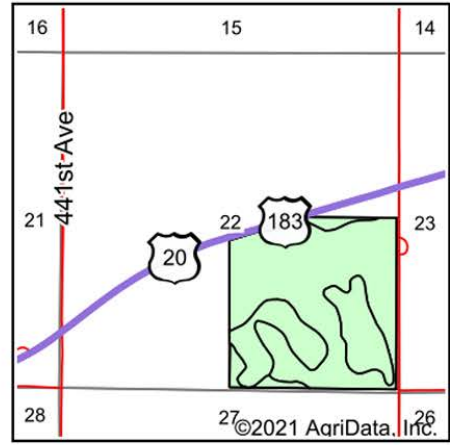




Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Rock**
 Location: **22-30N-20W**
 Township: **Harrison**
 Acres: **155.43**
 Date: **8/18/2021**



Maps Provided By:



| Area Symbol: NE149, Soil Area Version: 20 | | | | | | | | |
|---|--|--------|------------------|------------------|--------------|-------------|----------------|-------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | SRPG | *n NCCPI Corn | *n NCCPI Soybeans |
| 4721 | Pivot loamy sand, 0 to 3 percent slopes | 105.16 | 67.7% | IVe | IIIe | 33 | 30 | 19 |
| 3195 | Jansen loamy sand, 0 to 2 percent slopes | 45.58 | 29.3% | IVe | IIIe | 39 | 30 | 23 |
| 4487 | Dunday loamy fine sand, 0 to 3 percent slopes, moist | 4.69 | 3.0% | IVe | | | 34 | 27 |
| Weighted Average | | | | | | 33.8 | *n 30.1 | *n 20.4 |

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.