



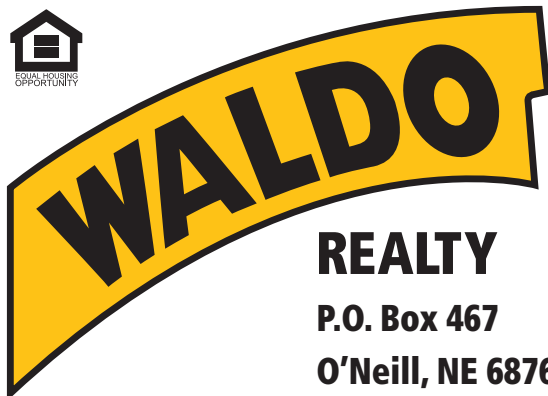
FOR SALE

149.01 +/- Acres

Holt County, Nebraska



EQUAL HOUSING
OPPORTUNITY



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: 149.01 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 20/275 near The State of Nebraska DTR truck scale South 1.5 miles on 502nd Ave. to the subject property.

LEGAL DESCRIPTION: Pt. SW1/4 Section 14, Township 27N, Range 10 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This property offers improved grasses planted for grazing and hay production. The thick populated grasses are well established with the use of the irrigation pivot.

EQUIPMENT LIST:

T & L Pivot
Isuzu Power Unit (#101602-8630)
Amarillo Gearhead (#269219)
Fairbanks Pump (#N2X280188)
500 Gal. Fuel Tank
Fertilizer Tank

WELL INFORMATION:

GPM 1000
Well Depth 380'
Static Level 10'
Pump Level 60'
Col. Diam. 8"

FSA INFORMATION: Irrigated Acres: 111.95
Corn Contract Acre Base: 130.5
* The farm receives FSA payments.

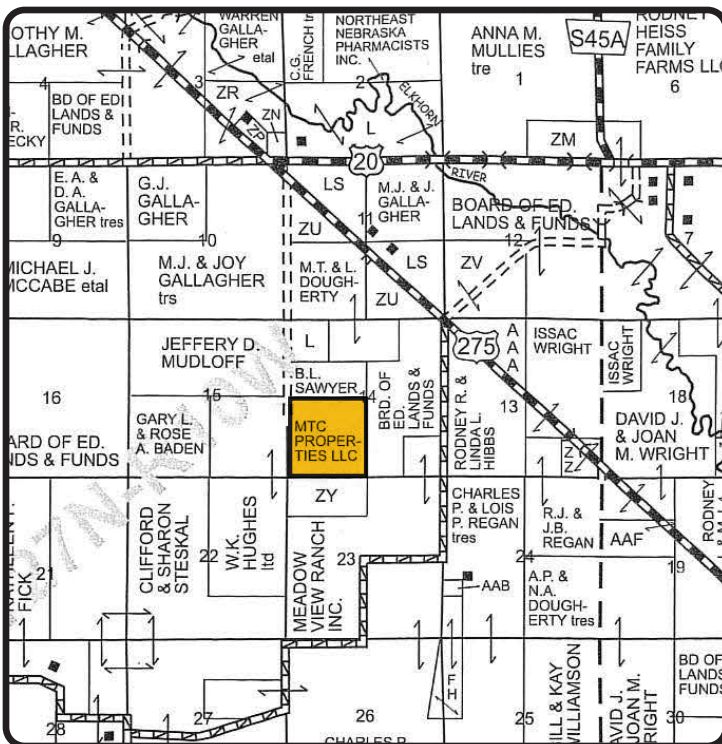
PLC Yield: 147 Bu.

REAL ESTATE TAXES: \$2,679.02 or \$17.97 per acre

PRICE & TERMS: \$521,500.00 or \$3,500 per acre. Cash.

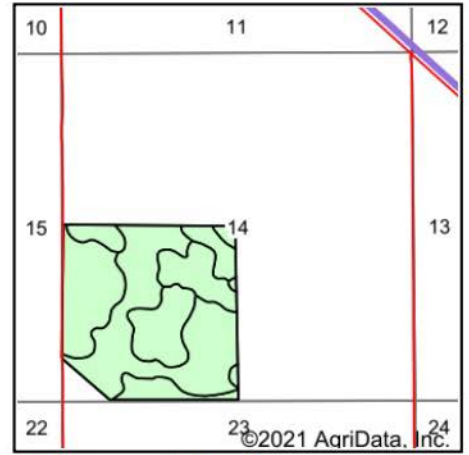
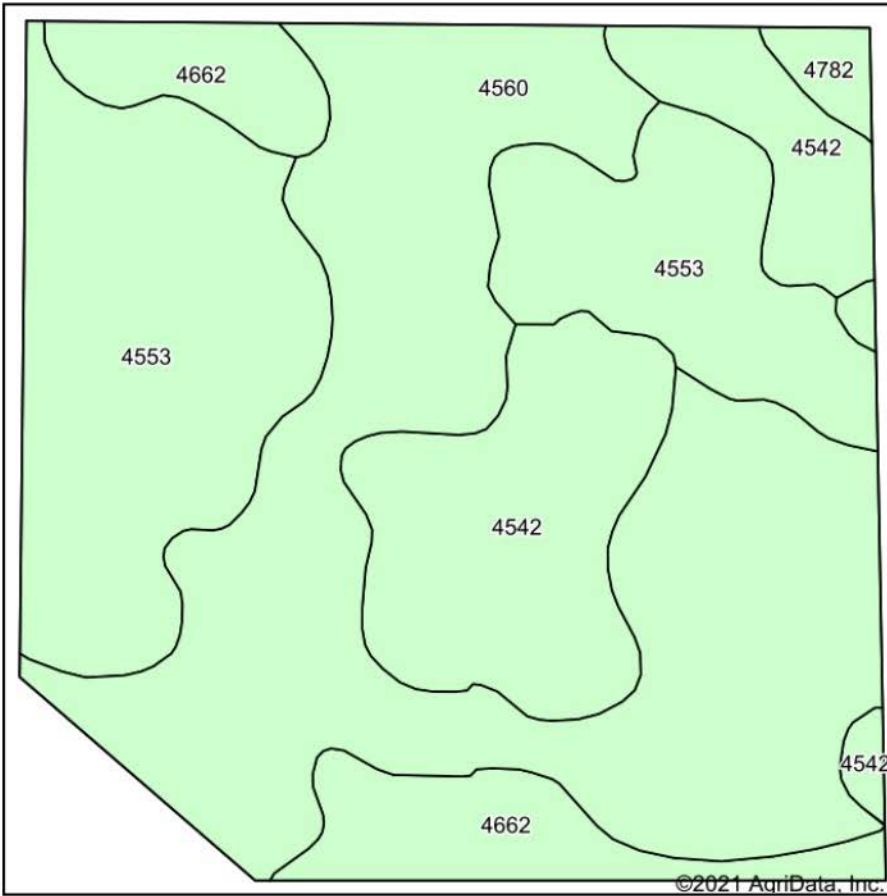
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

Boundry lines are for visual aid only.





Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **14-27N-10W**
 Township: **Golden**
 Acres: **153.22**
 Date: **10/19/2021**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE089, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	65.19	42.5%	IVw	IVw	28	21	23
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	44.90	29.3%	IVw	IVw	28	21	23
4542	Els-lpage complex, 0 to 3 percent slopes	27.09	17.7%	VIw	IVw	26	18	19
4662	Loup fine sandy loam, 0 to 1 percent slopes	14.35	9.4%	Vw		29	13	16
4782	Valentine fine sand, 0 to 3 percent slopes, moist	1.69	1.1%	VIe	IVe		31	23
Weighted Average							*n 19.8	*n 21.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method