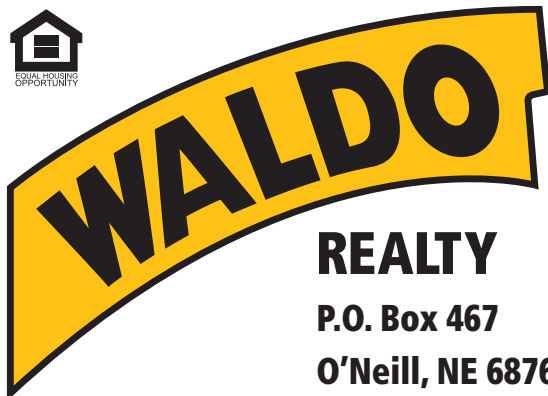




FOR SALE

160 +/- 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: 160 +/- Acres

PROPERTY LOCATION: From Newport, NE at the Hwy 20 and Hwy 137 Junction, North 6 miles and ½ mile East on 887th Rd. to the subject property. (See Plat Map)

LEGAL DESCRIPTION: SE1/4 Section 4, Township 31N, Range 17 West of the 6th P.M., Rock County, Nebraska.

PROPERTY DESCRIPTION: This farm consists of softly rolling topography with loamy soils and good access by County maintained road.

PROMINENT SOILS: Pivot-Valentine Complex, Jansen Loamy Sand

IRRIGATION EQUIPMENT:

Olson Electric Pivot
Isuzu Power Unit (#1-21700249)
Lima Generator (#A-6BG1)
2019 Sargent Pump (#LM 344190-0300)
DeRan Gearhead (#C-302006)

WELL INFORMATION:

GPM:	400	Helper	400
Static Level:	11'		12'
Pump Level:	34'		90'
Well Depth:	165'		159'
Column:	7"		6"

Helper Well

30 HP US Motor (#L05-BF42-M)
2019 Grosch Pump

FSA INFORMATION:

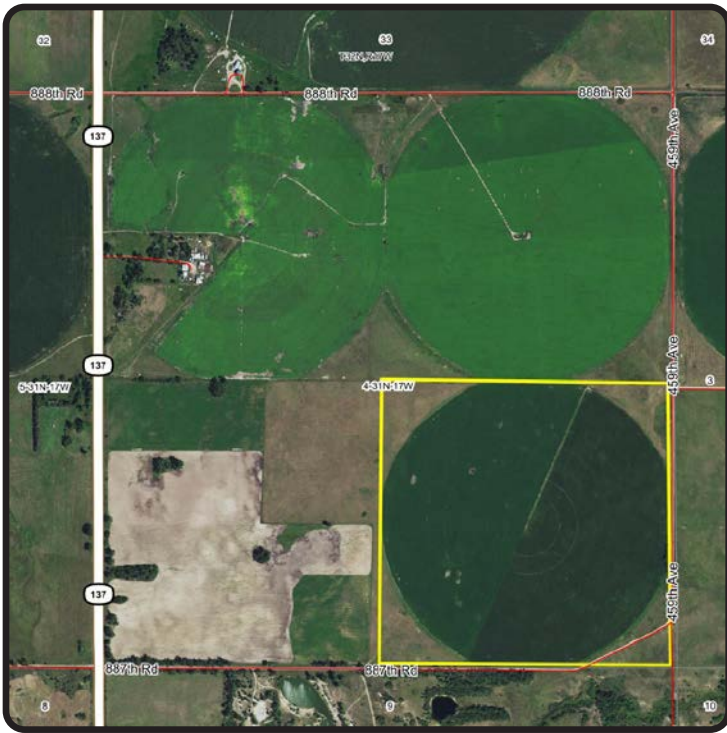
Total Cropland Acres: 129.38
Corn Contract Acres Base: 101.16 PCL Yield: 115 Bu.
Soybean Contract Acre Base: 27.44 PCL Yield: 36 Bu.

REAL ESTATE TAXES: \$3,500 or \$21.87 per acre (To be re-assessed)

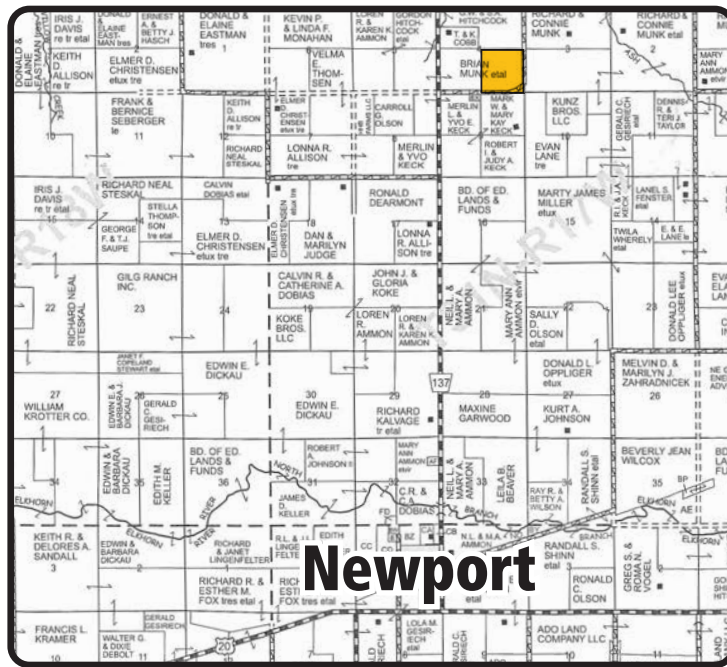
PRICE & TERMS: \$416,000.00 Cash

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





Aerial photo represents the property in average rainfall condition.

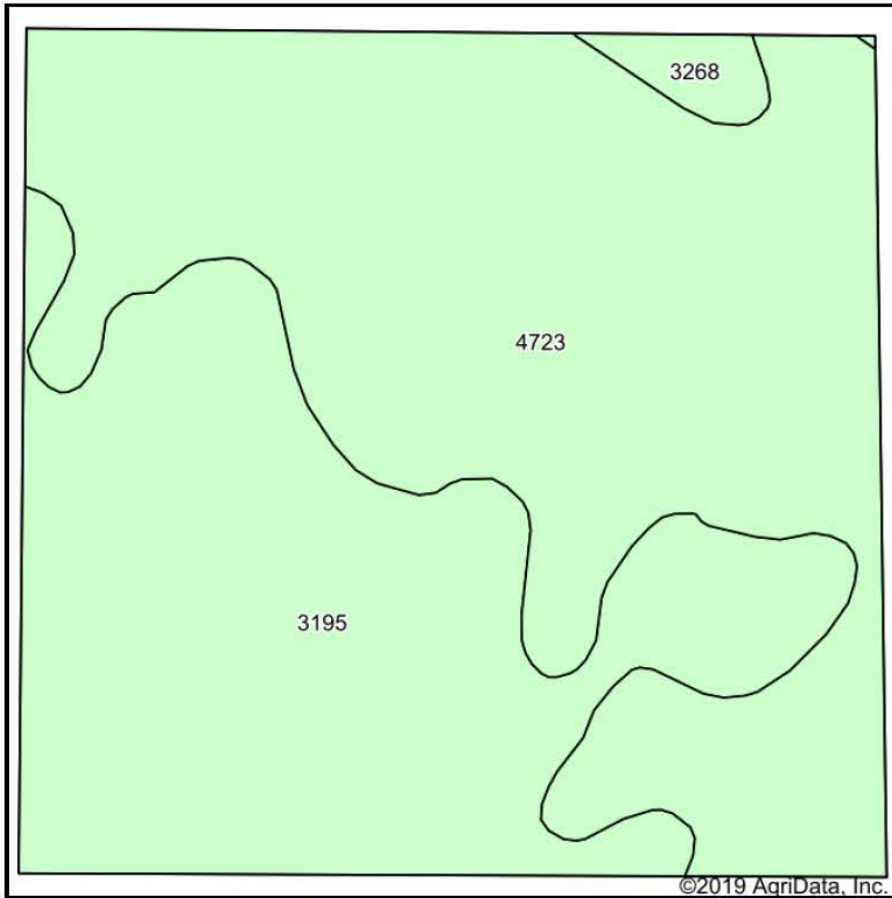


Newport

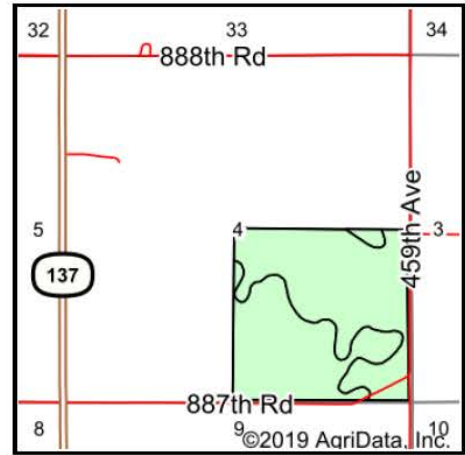
Boundary lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Rock**
 Location: **4-31N-17W**
 Township: **Kirkwood**
 Acres: **157.49**
 Date: **9/27/2019**



Maps Provided By:



© AgriData, Inc. 2019

www.AgriDataInc.com



Area Symbol: NE149, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4723	Pivot-Valentine complex, 0 to 9 percent slopes	89.02	56.5%	IVe	IIIe	29	25	24
3195	Jansen loamy sand, 0 to 2 percent slopes	66.06	41.9%	IVe	IIIe	39	28	22
3268	O'Neill sandy loam, 2 to 6 percent slopes	2.41	1.5%	IVe	IVe	41	28	23
Weighted Average						33.4	*n 26.3	*n 23.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.