



FOR SALE

320 +/- 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

www.waldorealty.net

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

DEEDED ACRES: 320 +/- Acres

PROPERTY LOCATION: From O'Neill, NE 19 miles North on US Hwy 281 then 4 miles West on 891st Rd and 1 mile North to the subject property.

LEGAL DESCRIPTION: N1/2 Section 9, All in Township 32N, Range 12 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This farm lies flat to gently rolling with sandy loam soils and has great County maintained roads.

PROMINENT SOILS: Valentine-Dunday-O'Neill Series.

FSA INFORMATION:

Total Cropland Acres: 265.85 – 84% irrigated
Corn Contract Base Acres: 65 PLC Yield: 144 Bu.
Soybean Contract Base Acres: 45.9 PLC Yield: 51 Bu.

IRRIGATION EQUIPMENT:

Reinke Pivots (See Equipment List)

WELL INFORMATION:

	NW1/4 9-32-12	NE1/4 9-32-12
GPM	800	1200
Well Depth	114'	88'
Static Level	15'	21'
Pump Level	61'	59'
Column	8"	8"

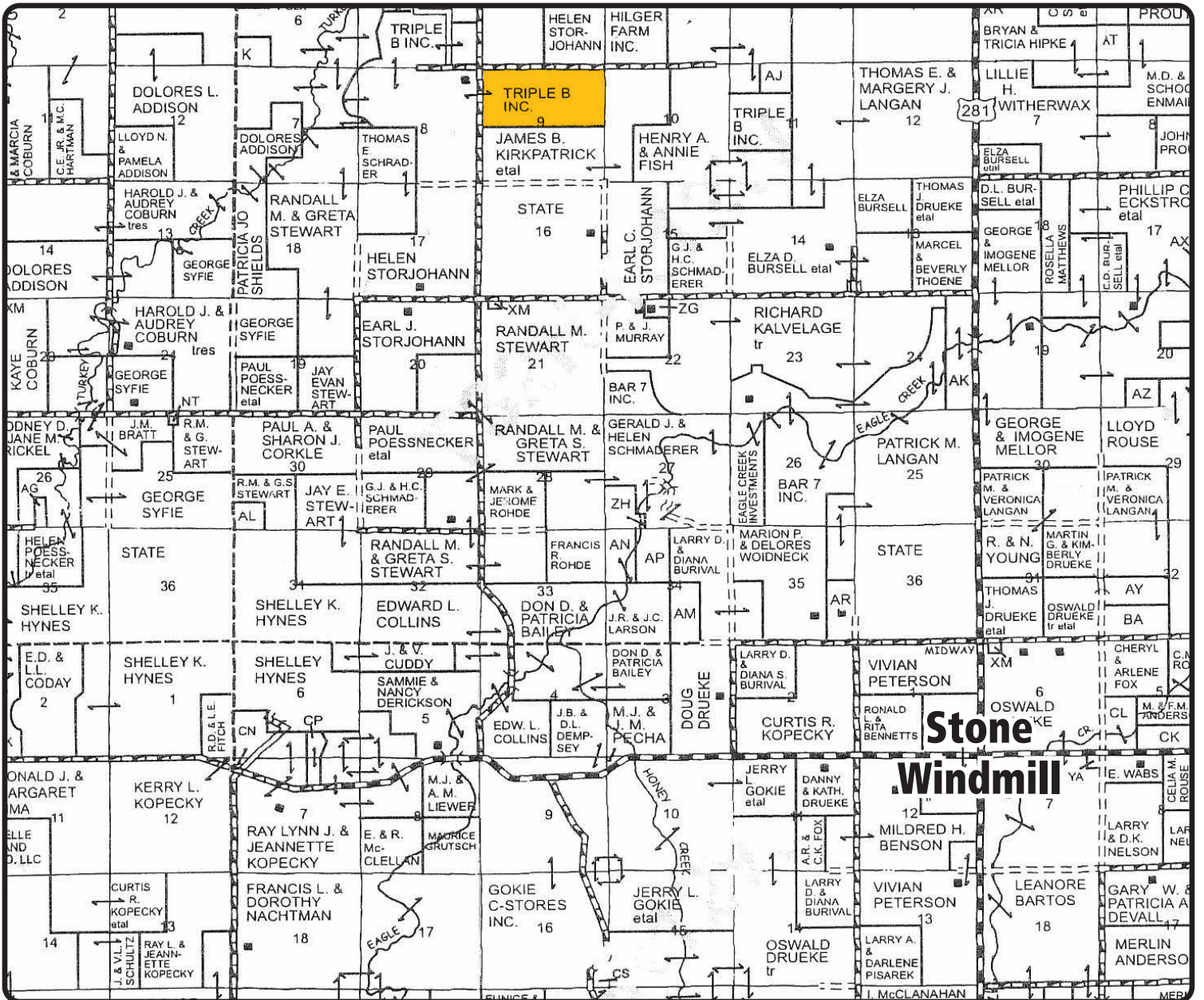
REAL ESTATE TAXES: \$12,297.00 or \$38.43 per acre.

PRICE & TERMS: \$800,000.00 Cash. Subject to Seller completing a 1031 tax deferred exchange.

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



Boundry lines are for visual aid only.



OPPLIGER-TRIPLE B EQUIPMENT

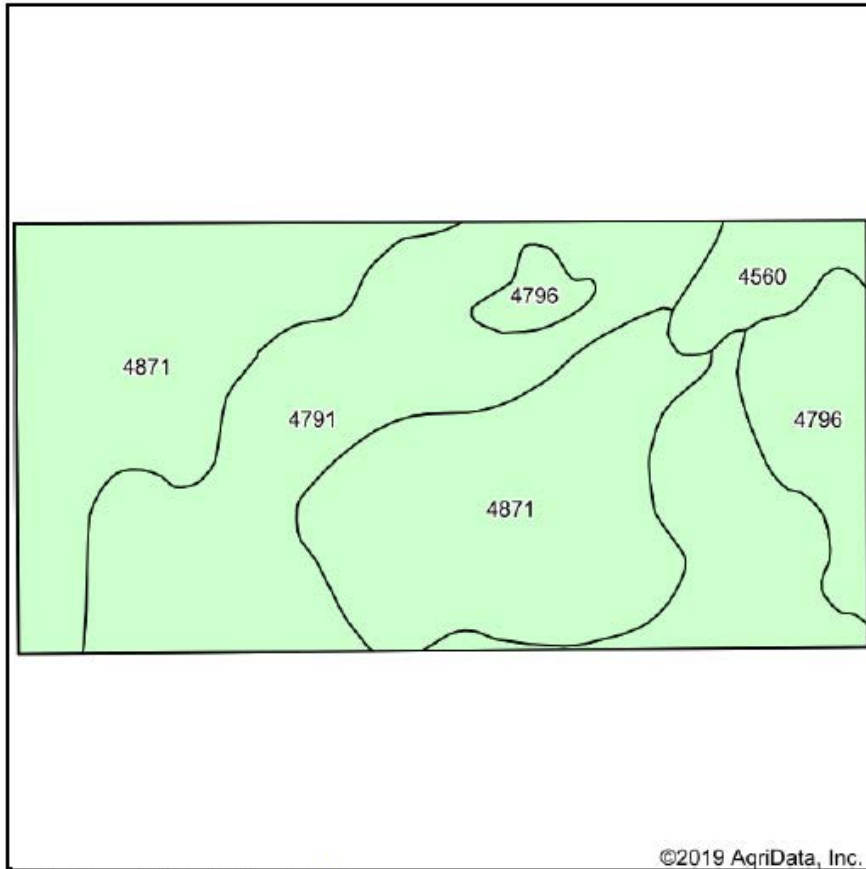
NE1/4

8 Tower Reinke Pivot (#0907-38363)
 JD Diesel Power Unit (#T04045T839356)
 Amarillo Gearhead (#245635)
 Western Land Roller Pump
 Generator (#3013-0054)
 2-500 Gal. Fuel Tanks
 Fertilizer Tank
 Injecto Meter Pump

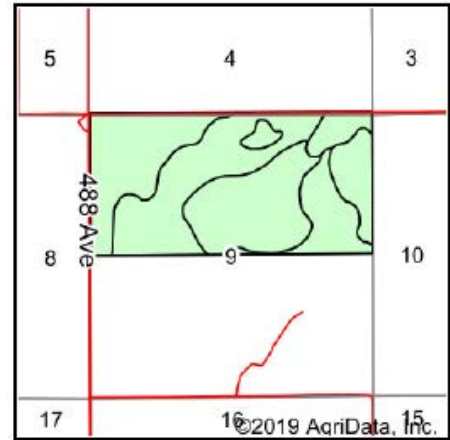
NW1/4

8 Tower Reinke Pivot (#0105-33278)
 JD Diesel Power Unit (#JD4045T250)
 Amarillo Gearhead (#253489)
 Western Land Roller Pump
 Lima Generator (#3264-0054)
 1,000 Gal. Fuel Tank
 Fertilizer Tank
 Injecto Meter Pump

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **9-32N-12W**
 Township: **Coleman**
 Acres: **320.42**
 Date: **11/13/2019**



Area Symbol: NE089, 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
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	149.28	46.6%	IVe	IVe	29	30	23
4791	Valentine fine sand, 3 to 9 percent slopes	127.17	39.7%	VIe	IVe	22	17	20
4796	Valentine fine sand, 9 to 25 percent slopes	29.97	9.4%	VIe	IVe	17	19	14
4560	Elsmere-Ipage loamy fine sands, 0 to 3 percent slopes	14.00	4.4%	IVw	IVw	28	20	22
Weighted Average						25.1	*n 23.4	*n 20.9

*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.