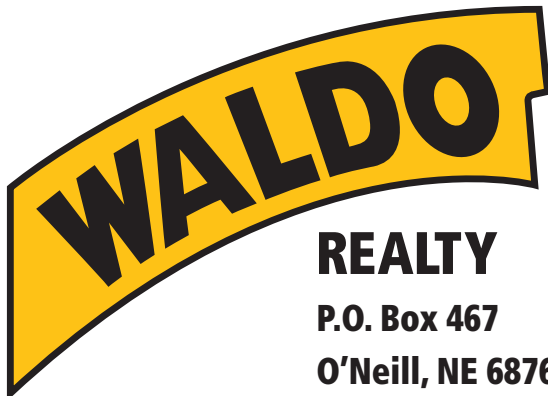




FOR SALE

987.13 +/- 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

www.waldorealty.net

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

DEEDED ACRES: 987.13 +/- Acres

PROPERTY LOCATION: From Page, NE 4.5 miles North on Hwy S45A then 4 miles East on 872nd Road to 507th Ave., then 4 miles North and 1 mile East to the subject property.

LEGAL DESCRIPTION: All Section 2; Pt. NE1/4 Section 10; Pt. NE1/4, Pt. NW1/4 Section 11, All in Township 29N, Range 9 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This gently rolling farm has like new irrigation equipment with NHEL soil types and an 88% irrigation acre ratio.

PROMINENT SOILS: O'Neill-Meadin, Dunday, Pivot Sandy Loam Soils.

FSA INFORMATION:

Total Irrigated Acres: 869.26
No Contract Acre Base

IRRIGATION EQUIPMENT: Valley Pivots
(See Equipment List)

WELL INFORMATION: See Included NDNR Well Data.

REAL ESTATE TAXES: \$38,679.24 or \$39.18 per acre.

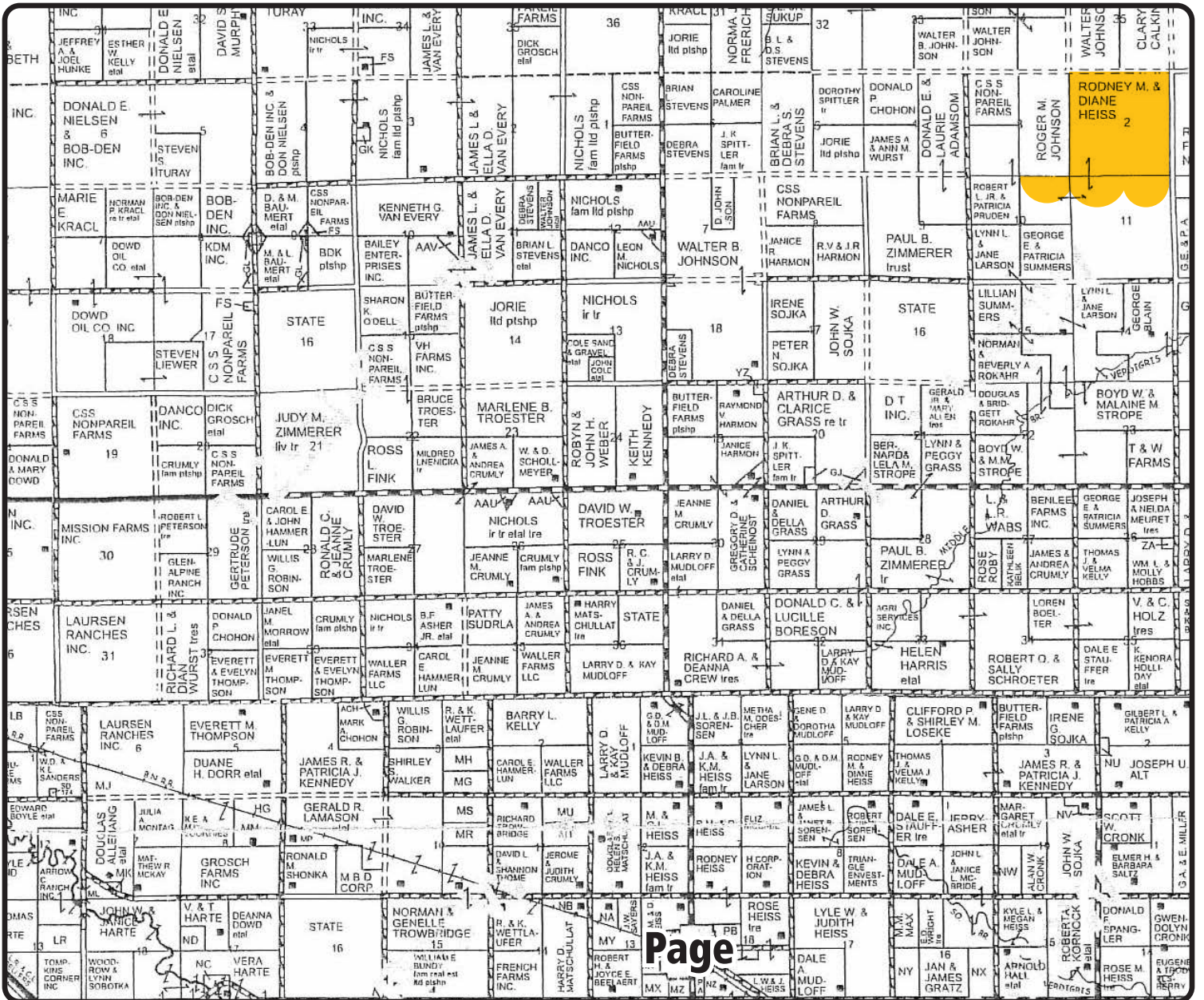
PRICE & TERMS: \$4,400,000.00 or \$4,457.36 Per Acre Cash. Subject to Seller completing a 1031 tax deferred exchange.

For a private showing contact us at
Home Office: (402) 336-4110 (O'Neill)
Tyson Chohon: (402) 649-9967 (Pierce)
Roger Waldo: (402) 340-0581 (O'Neill)
Pat Chohon: (402) 340-0289 (O'Neill)

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



Boundary lines are for visual aid only.



OPPLIGER-HEISS EQUIPMENT

NW1/4 2-29-9

5 Tower Valley Pivot
Injecto Meter Pump
40 HP US Motor (Ser.# 7382030-0057 M0017)
Fertilizer Tank

NE1/4 2-29-9

10 Tower Valley Pivot
50 HP G.E. Electric Power Unit (Ser. # 02158697)
Irrigation Pump (No #)
Injecto Meter Pump
Fertilizer Tank

2nd Well
50 HP G.E. Electric Power Unit (Ser.# 0215871)
Irrigation Pump (No #)

3rd Well
50 HP G.E. Power Unit (Ser.# 02153703)
Irrigation Pump

SE1/4 2-29-9

8 Tower Valley Pivot

1st Well
50 HP US Motor (Ser.# 027400700-0008 M007)
Injecto Meter Pump
Irrigation Pump
Fertilizer Tank

2nd Well
50 HP US Motor (Ser.# 1T038273R012R-19)
Irrigation Pump

SE1/4 2-29-9

8 Tower Valley Pivot

1st Well
Submersible Electric
Fertilizer Tank
Injecto Meter Pump

2nd Well
Submersible Electric

NE1/4 10-29-9

10 Tower Valley Pivot
Fertilizer Tank
Injecto Meter Pump

West Well
60 HP US Motor (Ser.# 504748543-0001 M 0008)
Irrigation Pump

NE1/4 10-29-9

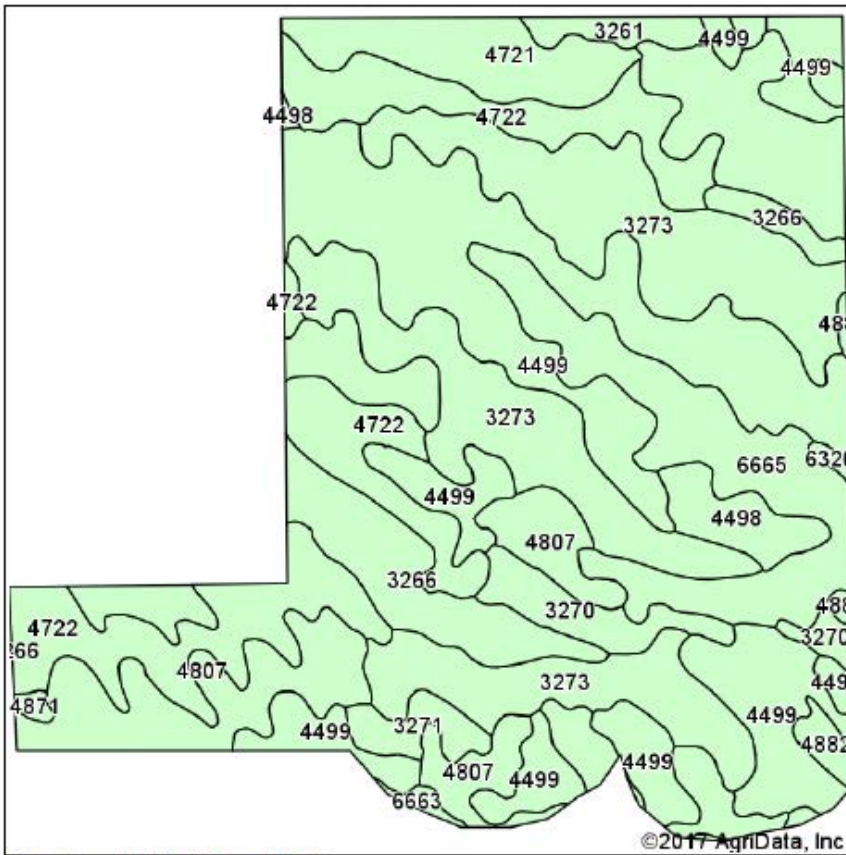
7 Tower Valley Pivot
Fertilizer Tank
Injecto Meter Pump
60 HP US Motor (Ser.# 503 7473506-0056 M 0006)
Irrigation Pump

NE1/4 10-29-9

9 Tower Valley Pivot
40 HP US Motor (Ser.# 503 7473506-0054M0011)
Irrigation Pump
Fertilizer Tank
Injecto Meter Pump

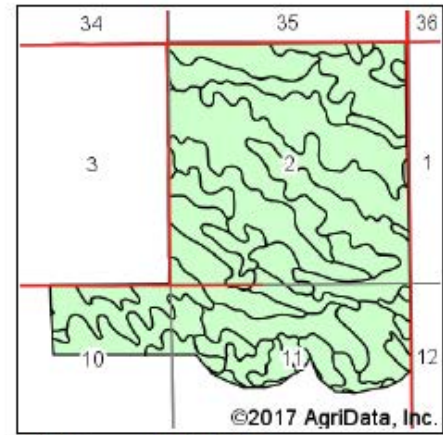


Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Holt**
 Location: **2-29N-9W**
 Township: **Iowa**
 Acres: **992.97**
 Date: **5/2/2017**



Area Symbol: NE089, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	SRPG
3273	O'Neill-Meadin fine sandy loams, 6 to 11 percent slopes	247.72	24.9%	Vle	IVe	0	31
4499	Dunday loamy sand, 3 to 6 percent slopes	236.12	23.8%	IVe	IVe	0	29
4722	Pivot loamy sand, 3 to 9 percent slopes	128.61	13.0%	Vle	IVe	0	27
4807	Valentine fine sand, rolling	98.73	9.9%	Vle		0	17
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	78.66	7.9%	Vle		0	18
3266	O'Neill loamy sand, 0 to 2 percent slopes	76.82	7.7%	IVe	IIIe	0	38
4721	Pivot loamy sand, 0 to 3 percent slopes	39.81	4.0%	IVe	IIIe	0	28
3270	O'Neill-Meadin fine sandy loams, 11 to 30 percent slopes	24.22	2.4%	Vle		0	18
4498	Dunday loamy sand, 0 to 3 percent slopes	21.44	2.2%	IVe	IIIe	0	32
3271	O'Neill-Meadin fine sandy loams, 2 to 6 percent slopes	11.88	1.2%	IVe	IVe	0	34
3261	O'Neill fine sandy loam, 2 to 6 percent slopes	9.68	1.0%	IVe	IVe	0	37
4882	Valentine-Simeon sands, 9 to 30 percent slopes, eroded	8.78	0.9%	Vle		0	13
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	4.37	0.4%	IVw	IVw	63	28
6663	Brunswick-Paka complex, 17 to 30 percent slopes	2.30	0.2%	Vle		0	19
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	1.88	0.2%	IVe	IVe	0	29
6320	Barney-Boel-Calamus complex, channeled	1.67	0.2%	Vlw		0	25
8425	Boel-Inavale complex, channeled, frequently flooded	0.28	0.0%	Vlw		0	20
Weighted Average						0.3	27.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.