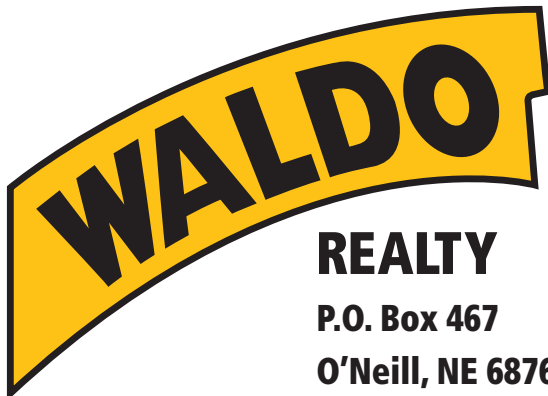




**FOR SALE**

**157.03 +/- 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](http://www.waldorealty.net)**

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

**DEEDED ACRES:** 157.03 +/- Acres

**PROPERTY LOCATION:** From Page, NE 4.5 miles North on Hwy S45A to 872nd Road then 5.5 miles East to the subject property.

**LEGAL DESCRIPTION:** SE1/4 Section 23, Township 29N, Range 9 West of the 6th P.M., Holt County, Nebraska.

**PROMINENT SOILS:** O'Neill-Meadin-Bazil Series Soils.

**FSA INFORMATION:**

Total Cropland Acres: 143.45  
Corn Contract Acre Base: 131.1 PLC Yield: 144 Bu.

**IRRIGATION EQUIPMENT:**

9 Tower Valley Pivot (Order # 2015798)  
100 HP US Electric Motor (Ser.# C9981-00-415 84-15936)  
Fertilizer Tank  
Injecto Meter Pump

**WELL INFORMATION:**

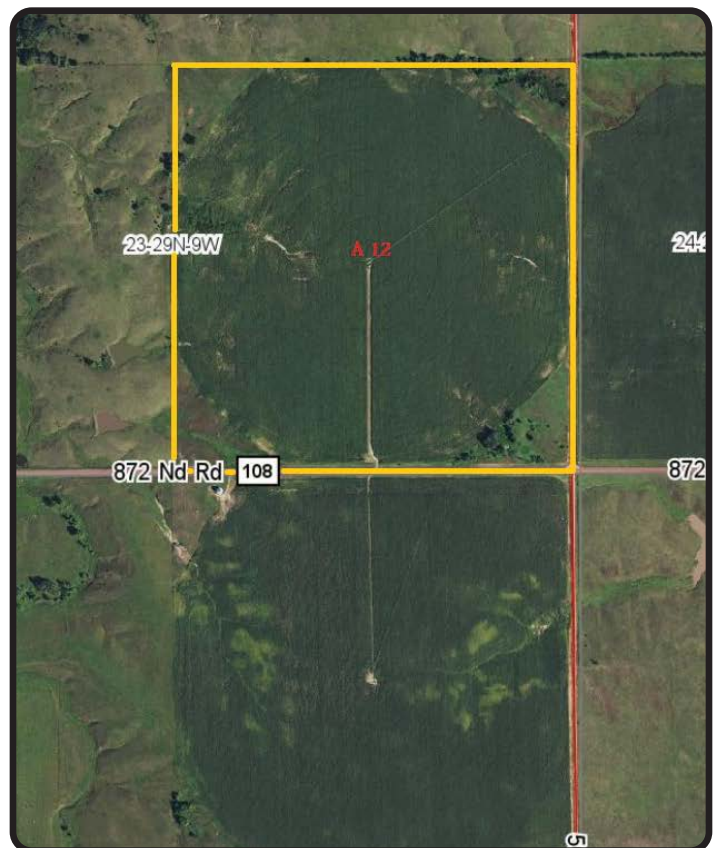
GPM 850  
Well Depth 303'  
Static Level 79'  
Pump Level 160'  
Column 8"

**REAL ESTATE TAXES:** \$6,368.00 or \$40.55 per acre.

**PRICE & TERMS:** \$628,000.00 Cash. Subject to Seller completing a 1031 tax deferred exchange.

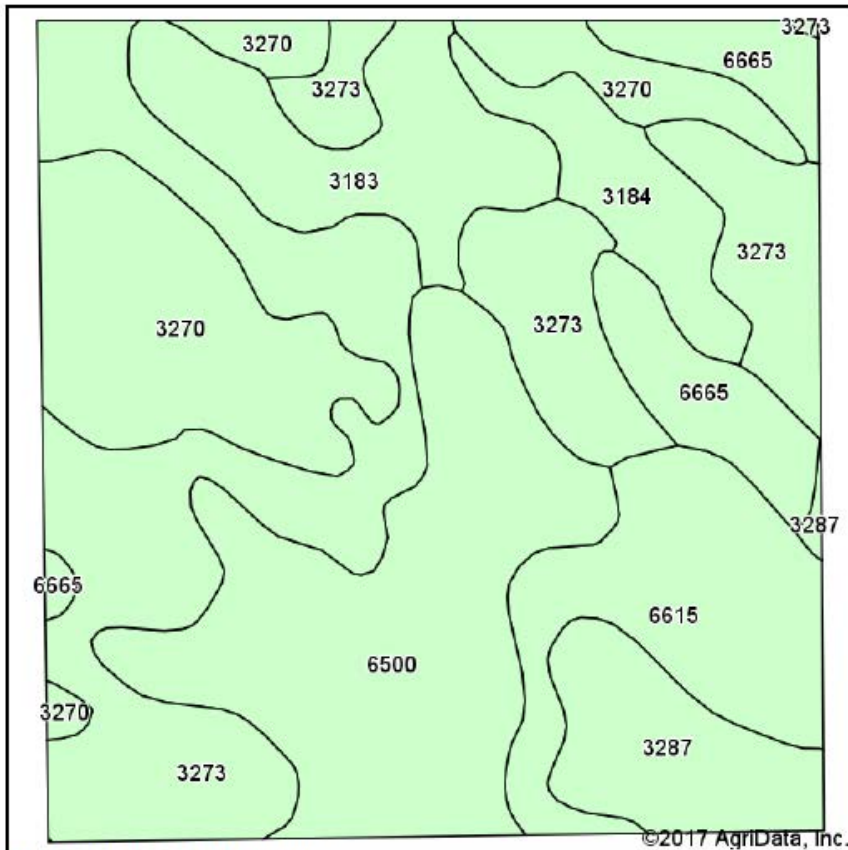
**For a private showing contact us at**  
**Home Office: (402) 336-4110 (O'Neill)**  
**Tyson Chohon: (402) 649-9967 (Pierce)**  
**Roger Waldo: (402) 340-0581 (O'Neill)**  
**Pat Chohon: (402) 340-0289 (O'Neill)**

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



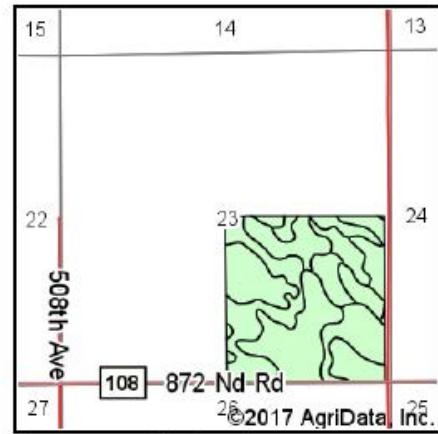


# Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**  
 County: **Holt**  
 Location: **23-29N-9W**  
 Township: **Iowa**  
 Acres: **154.2**  
 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	45.56	29.5%	Vle	IVe	0	31
6500	Bazile loam, 0 to 2 percent slopes	30.51	19.8%	Ils	I	0	63
3270	O'Neill-Meadin fine sandy loams, 11 to 30 percent slopes	23.35	15.1%	Vle		0	18
6615	Bazile silt loam, 2 to 6 percent slopes	15.76	10.2%	IIle	IIIe	0	60
3183	Jansen loam, 0 to 2 percent slopes	13.05	8.5%	Ils	Ils	53	52
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	9.57	6.2%	Vle		0	18
3287	Paka loam, 6 to 11 percent slopes, eroded	9.39	6.1%	IIle	IVe	0	54
3184	Jansen loam, 2 to 6 percent slopes	7.01	4.5%	IIle	IIIe	53	50
<b>Weighted Average</b>						<b>6.9</b>	<b>41.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.