

136.44 +/- Acres – Holt County, Nebraska



AUCTION

Live & Online Simulcast Bidding

April 27, 2023 – 1:30 P.M.

Atkinson Community Center – Atkinson, NE



WALDO

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: 136.44 Acres More or Less

LEGAL DESCRIPTION: Pt. NE1/4 Section 3, Township 28N, Range 15 West of the 6th PM, Holt County, Nebraska.

PROPERTY LOCATION: From Atkinson, Nebraska 6 miles South on Hwy 11 then 3-1/2 West on 870th Road to the subject property.

PROPERTY DESCRIPTION: Simply sub-irrigated meadow lying on a County Blacktop Road (870th Rd) giving excellent access.

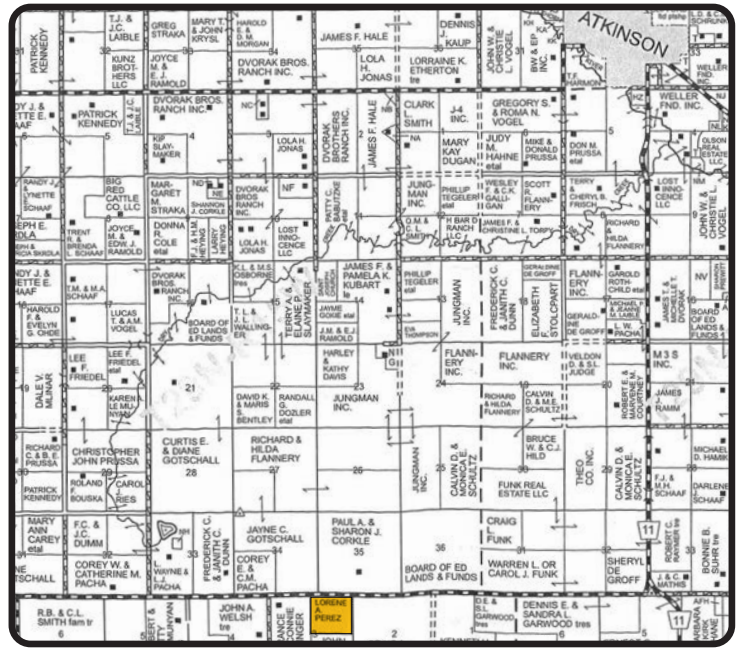
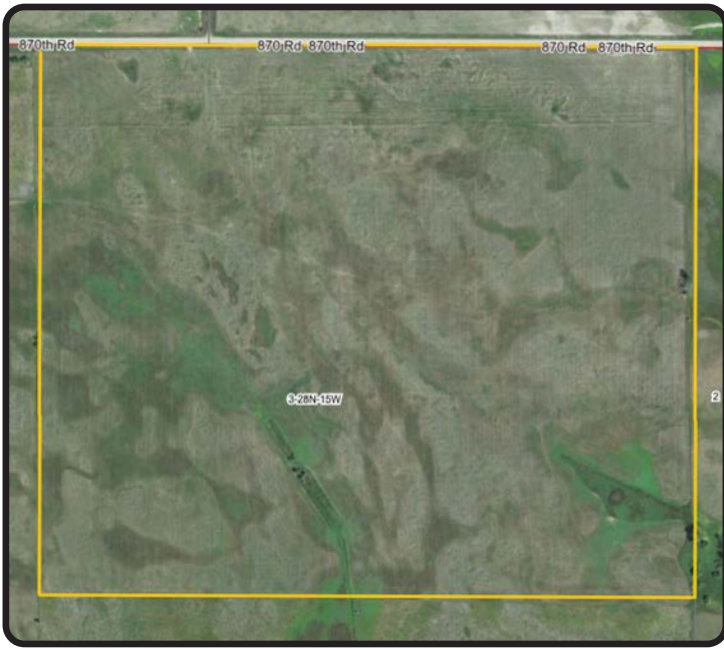
SELLERS: Greg Perez, PR of the Lorene Perez Estate

REAL ESTATE TAXES: \$1,348.40

SALE PROCEDURE: The property will be offered in (1) tract and shall sell to the highest bidder in its entirety. Potential buyers will have a one-time opportunity to buy the property. The bidding process will stay open until the Auctioneer announces the property is "Reserved".

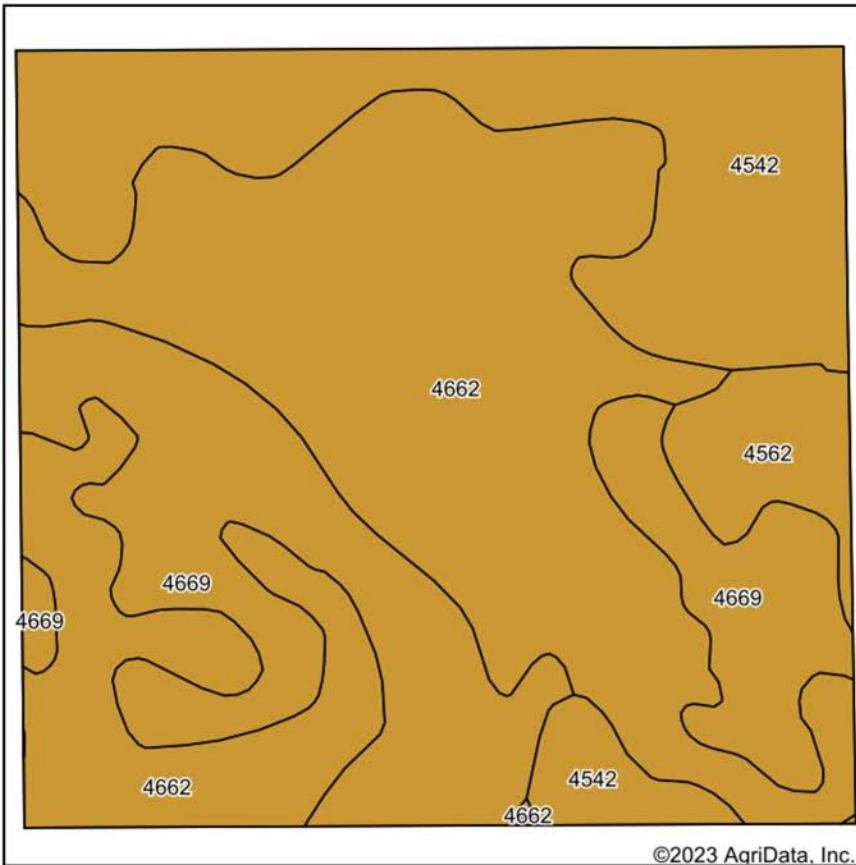
TERMS & CONDITIONS: The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing **on or before June 8, 2023**. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. The cost of survey, if required, and title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, even though due diligence was practiced by the seller and the seller's agents. Any additional survey costs, if any, shall be the responsibility of the buyer(s). Potential buyer(s) are hereby advised that Waldo Realty and all representatives thereof represent the seller through-out the sale process. Any announcements made on the day of the sale supersede any previously given information. Final sale is subject to seller approval.





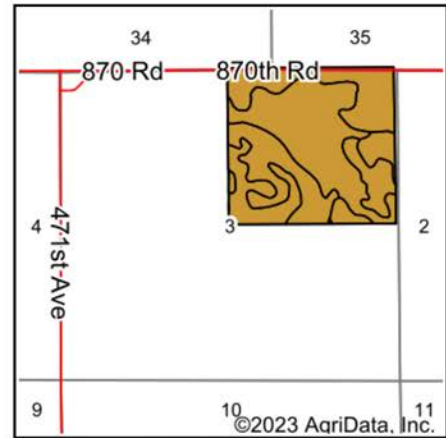
Boundry lines are for visual aid only.

Soils Map



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **3-28N-15W**
 Township: **Green Valley**
 Acres: **150.74**
 Date: **1/18/2023**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



Area Symbol: NE089, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4662	Loup fine sandy loam, 0 to 1 percent slopes	72.30	48.0%		Vw		29	13	16
4669	Loup fine sandy loam, frequently ponded	37.67	25.0%		Vw		20	5	6
4542	Els-lpage complex, 0 to 3 percent slopes	34.55	22.9%		VIw	IVw	26	15	18
4562	Elsmere-Selia loamy fine sands, 0 to 3 percent slopes	6.22	4.1%		IVw	IVw	21	14	19
Weighted Average					5.19	*-	25.7	*n 11.5	*n 14.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.