



FOR SALE

320 +/- Acres

Holt County, Nebraska



EQUAL HOUSING
OPPORTUNITY

WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

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

DEEDED ACRES: 320 +/- Acres

PROPERTY LOCATION: From Atkinson, Nebraska 1.5 miles West on Hwy 20 to 473rd Ave. then North 1.4 miles to the subject properties.

LEGAL DESCRIPTION: SW1/4 Section 12; NE1/4 Section 14, All in Township 30N, Range 15 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This property has a 96% irrigated ratio with very strong well capacities. With the close proximity to the ethanol plant in Atkinson, Nebraska and good County Road access this would be an excellent investor farm.

IRRIGATION EQUIPMENT:

SW1/4 – Sec. 12	NE1/4 – Sec. 14
Valley Pivot w/ corner system	Valley Pivot w/ corner system
US Motor	US Motor
Pump	Pump
Fertilizer Tank	Fertilizer Tank

WELL INFORMATION:

	GPM	Static Level	Pump Level	Well Depth	Column
SW1/4 – Sec. 12	1200	32'	49'	80'	8"
NE1/4 – Sec. 14	1200	42'	62'	80'	8"

FSA INFORMATION:

SW1/4 – Sec. 12 Irrigated Cropland Acres: 153.4
Corn Contract Acre Base: 21.7

NE1/4 – Sec. 14 Irrigated Cropland Acres: 156.42
DCP Cropland Acres: 135.85

PROMINENT SOILS: Dunn Loamy Sands, Valentine-Dunday Soils, Pivot Loamy Sand

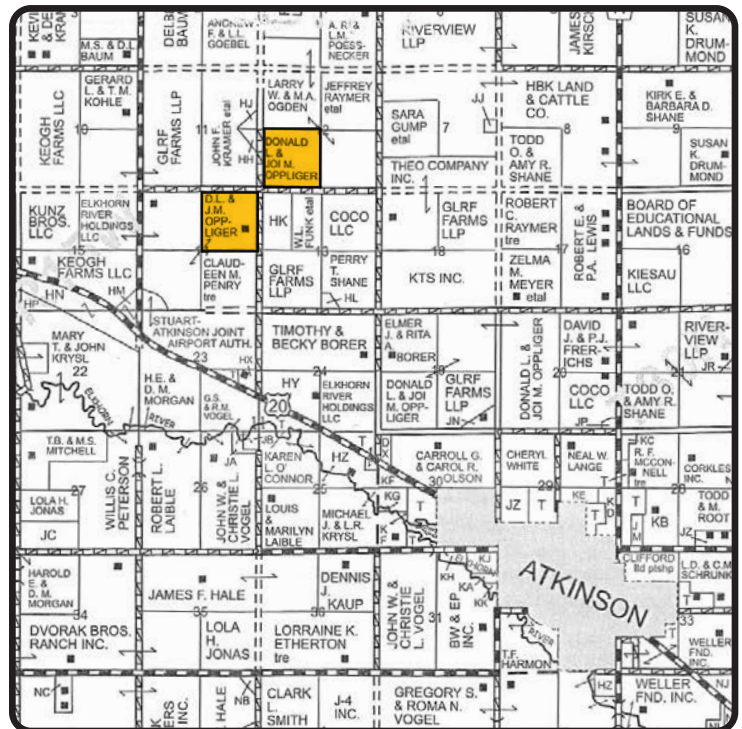
REAL ESTATE TAXES: SW1/4 – Sec. 12 \$5,766.06
NE1/4 – Sec. 14 \$6,038.60

PRICE & TERMS: \$1,440,000.00

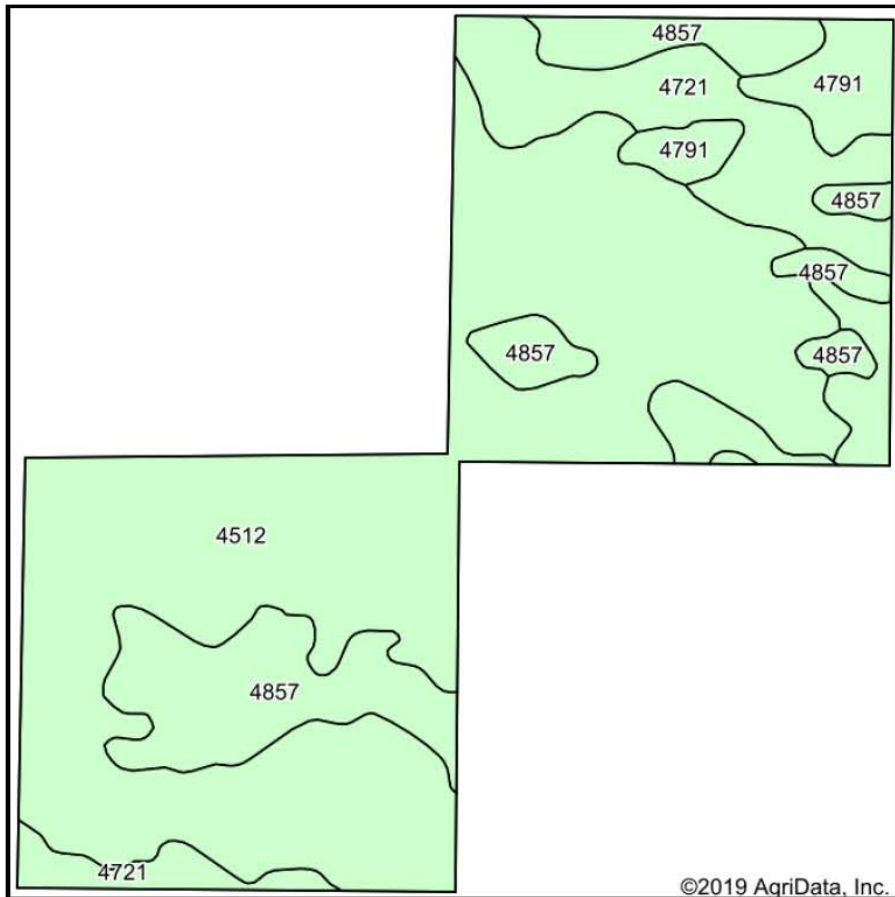
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



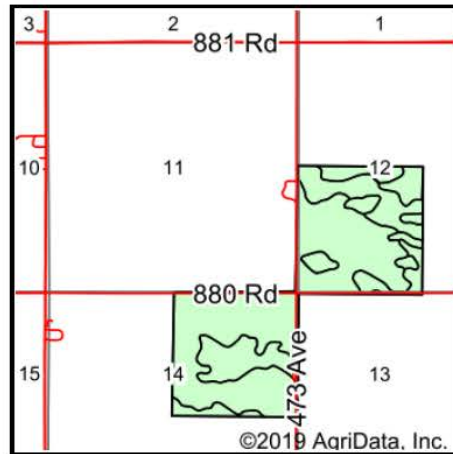
Boundary lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **14-30N-15W**
 Township: **Atkinson**
 Acres: **322.62**
 Date: **11/12/2019**

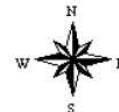


Maps Provided By:



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Area Symbol: NF089 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
4512	Dunn loamy sand, 0 to 3 percent slopes	200.19	62.1%	IVe	IIle	50	32	34
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	59.61	18.5%	VIe	IVe	28	30	23
4721	Pivot loamy sand, 0 to 3 percent slopes	48.26	15.0%	IVe	IIle	28	30	18
4791	Valentine fine sand, 3 to 9 percent slopes	14.56	4.5%	VIe	IVe	22	17	20
Weighted Average						41.4	*n 30.7	*n 28.9

*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.