168.20 +/- 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

www.waldorealty.net

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

DEEDED ACRES: 168.20 +/- Acres

PROPERTY LOCATION: 11 Miles North of O'Neill, NE on US Hwy 281 then 1-mile West on 883rd to the subject property.

LEGAL DESCRIPTION: Available upon request.

PROPERTY DESCRIPTION: This combination farm has high quality soils with hard grass pasture and loamy soils. Nice sized starter ranch with several areas for building site.

PROPERTY OFFERING: This property will be offered in two tracts or in its entirety.

Tract 1: 42.39 Acres with 38.51 irrigated acres. Will be sold subject to the completion of a new well to be producing a minimum of 275 GPM. It is the responsibility of Seller to drill the well and install a new submersible pump. (Seller has been granted a NRD variance for said well)

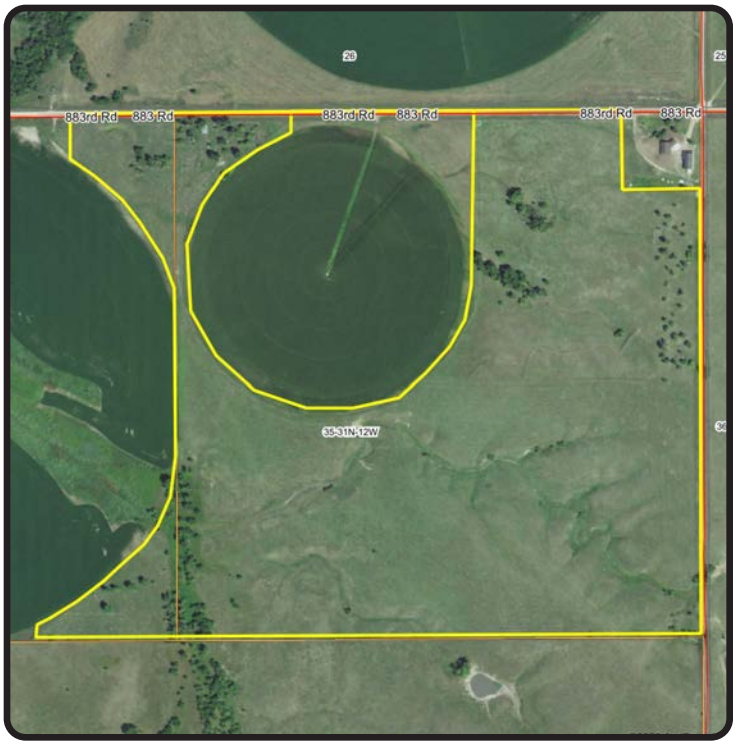
Tract 2: 125.81 Acres more or less of hard grass pasture with seasonal live water and submersible well and tank.

FSA INFORMATION: Tract 1:
Corn Contract Acre Base: 38.51 PLC Yield: 151 Bu.

REAL ESTATE TAXES: $2,543.40 (To be re-assessed by the Holt County Assessor if the property is split by two individual buyers)

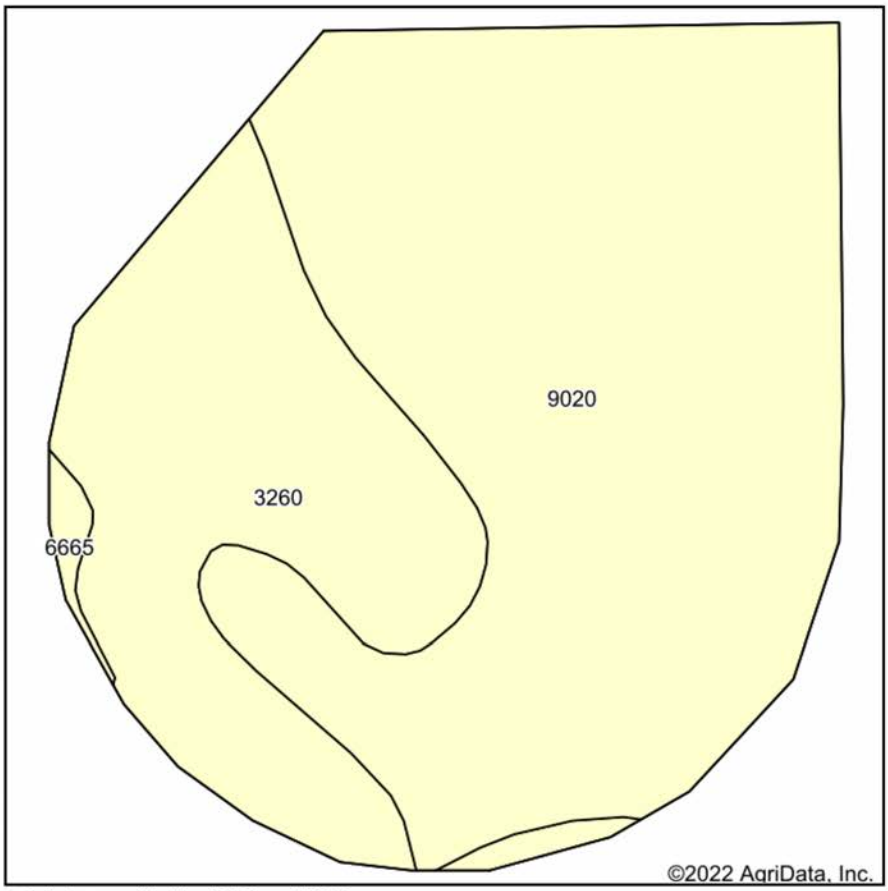
PRICE & TERMS:
Tract 1: $360,315.00 or $8,500/per acre
Tract 2: $276,780.00 or $2,200/per acre
Total Price: $637,095.00

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

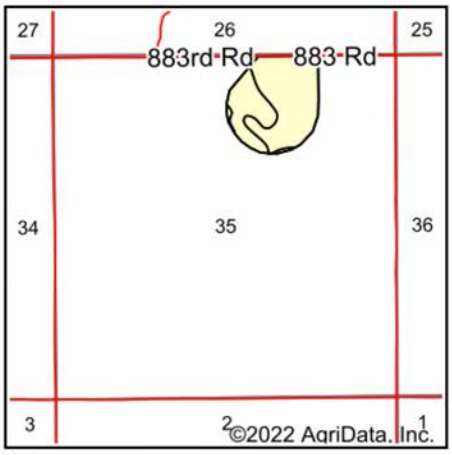

883rd Rd
883 Rd
35-31N-12W


883 Rd.
SUSAN A. MORRILL etal
RALPH R. & EVELYN M. SCHRUNK
EVELYN McCLANAHAN tre
C.L. MUELLER-GRAVES
KENT M. JOHRING
EUNICE M. MANN
STEVEN BOSHART
MADELYNNE DRUEKE tre
LARRY D. CLEARY tre
H.M. & S.J. SCHRUNCK
CALVIN D. & MONICA E. SCHULTZ
LAVONE JOHRING
DONLINN FARMS LLC
CLIFFORD BURIVAL JR.
BOARD OF EDUCATIONAL LANDS & FUNDS
BOSHART ltd ptshp
M.V. BURIVAL
CHARLES P. & MARY L. BREINER
MARY V. BURIVAL
CAROLE & JOHN E. KAMERLUN
THOMAS L. & M.A. PRIRIL
CHARLES R. & MARCI J. ZEGERS tres
STEVEN BURIVAL
P.A. & G.J. CORKLE
LEVEL 4 LLC
PATRICIA R. CONWAY
DOROTHY M. WAHRMAN
JAMES L. BURIVAL
PONDEROSA RANCH INC.
TUG ENTERPRISES
SAMUEL P. FISCHER etal
KLO INC.
PONDEROSA RANCH INC.
281

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Holt**
Location: **35-31N-12W**
Township: **Rock Falls**
Acres: **40.5**
Date: **12/12/2022**

WALDO REALTY

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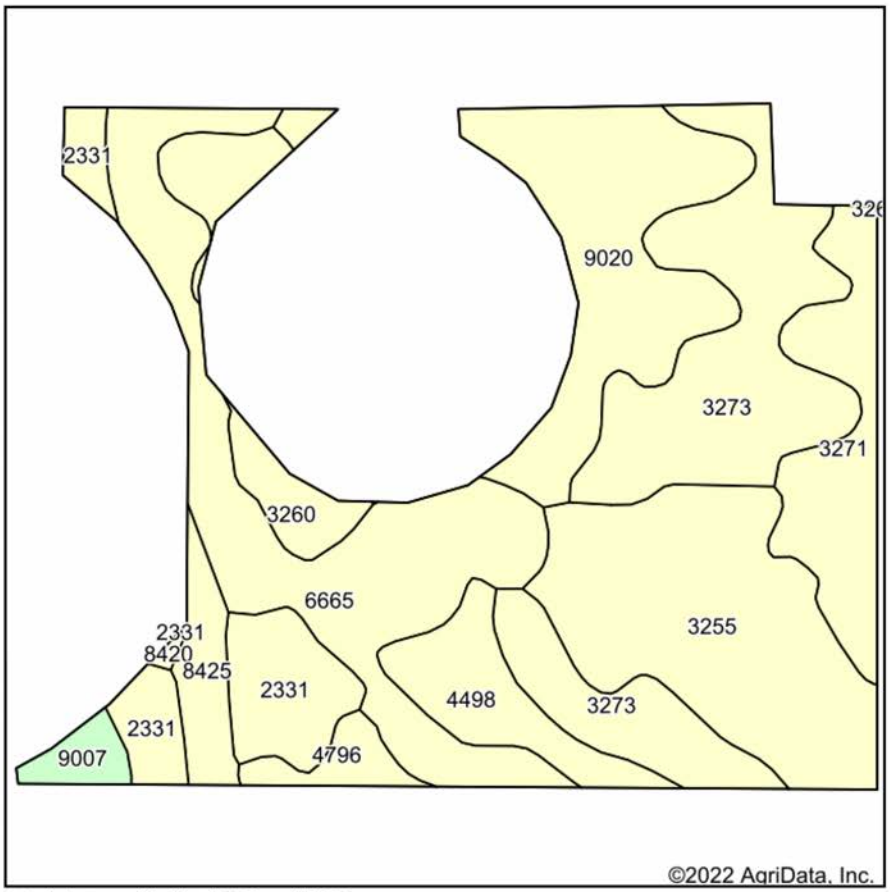
N W E S

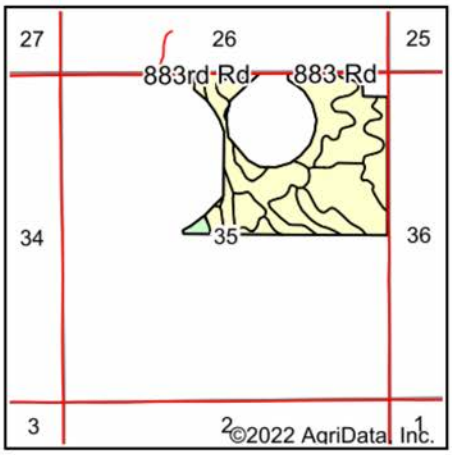
Area Symbol: NE089, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
9020	Anselmo-Oneill sandy loams, 3 to 6 percent slopes	27.75	68.5%		IIIe	IIIe	41	34	31
3260	Oneill fine sandy loam, 0 to 2 percent slopes	12.10	29.9%		IIc	IIs	38	33	21
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	0.65	1.6%		VIe		18	21	18
				Weighted Average	**2.75**	***-**	**39.7**	***n 33.5**	***n 27.8**

*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.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Holt**
Location: **35-31N-12W**
Township: **Rock Falls**
Acres: **126.05**
Date: **12/12/2022**

WALDO REALTY

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N W E S

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
3273	Oneill-Meadin fine sandy loams, 6 to 11 percent slopes	24.58	19.5%		VIe	IVe	31	27	19
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	22.99	18.2%		VIe		18	21	18
3255	Meadin sandy loam, 2 to 30 percent slopes	22.06	17.5%		VIs		21	19	13
9020	Anselmo-Oneill sandy loams, 3 to 6 percent slopes	17.89	14.2%		IIIe	IIIe	41	34	31
3271	Oneill-Meadin fine sandy loams, 2 to 6 percent slopes	9.83	7.8%		IVe	IVe	34	28	20
2331	Inavale loamy fine sand, rarely flooded	9.03	7.2%		IVe	IIIe	31	19	24
4498	Dunday loamy sand, 0 to 3 percent slopes	6.36	5.0%		IVe	IIIe	32	23	26
3260	Oneill fine sandy loam, 0 to 2 percent slopes	5.60	4.4%		IIc	IIs	38	33	21
8425	Boel-Inavale complex, channeled, frequently flooded	3.60	2.9%		VIw		20	13	16
4796	Valentine fine sand, 9 to 25 percent slopes	2.17	1.7%		VIe		17	14	16
9007	Anselmo fine sandy loam, 0 to 3 percent slopes	1.75	1.4%		IIe	IIe		33	35
8420	Boel loamy fine sand, occasionally flooded	0.19	0.2%		IVw	IVw	23	18	22
				Weighted Average	**4.94**	***-**	**27.9**	***n 24.5**	***n 20.4**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
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Soils data provided by USDA and NRCS.