



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

www.waldorealty.net

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

DEEDED ACRES: 320 +/- Acres

PROPERTY LOCATION: From O'Neill, Nebraska to the junction of Old Hwy 108 and 500th Ave. 8 miles North to 880th Rd, then 1/2 mile West to the subject property. See plat map

LEGAL DESCRIPTION: NW1/4 Section 17; NE1/4 Section 18, All in Township 30N, Range 10 West of the 6th P.M., Holt County, Nebraska.

PROMINENT SOILS:

Meadin Loam
Jensen Loam
O'Neill Meadin
Anselmo Loam

IRRIGATION EQUIPMENT:

NW1/4 – Sec. 17

Valley Pivot (#2460996)
Isuzu Power Unit (#106767) 14,864 Hrs.
Amarillo Gearhead
Grosch Pump
2,000 Gal. Fuel Tank
Fertilizer Tank

NE1/4 – Sec. 18

Valley Pivot (#2460796)
JD Power Unit (#606AJ)
Amarillo Gearhead (#3655738)
Grosch Pump
1,000 Gal. Fuel Tank
Fertilizer Tank

WELL INFORMATION:

	GPM	Static Level	Pump Level	Well Depth	Column
NW1/4 – Sec. 17	1250	71'	191'	300'	8"
NE1/4 – Sec. 18	600	67'	217'	296'	6"
	300	70'	192'	302'	4"
	500	69'	210'	290	4"

FSA INFORMATION: Total Irrigated Acres – 266.95

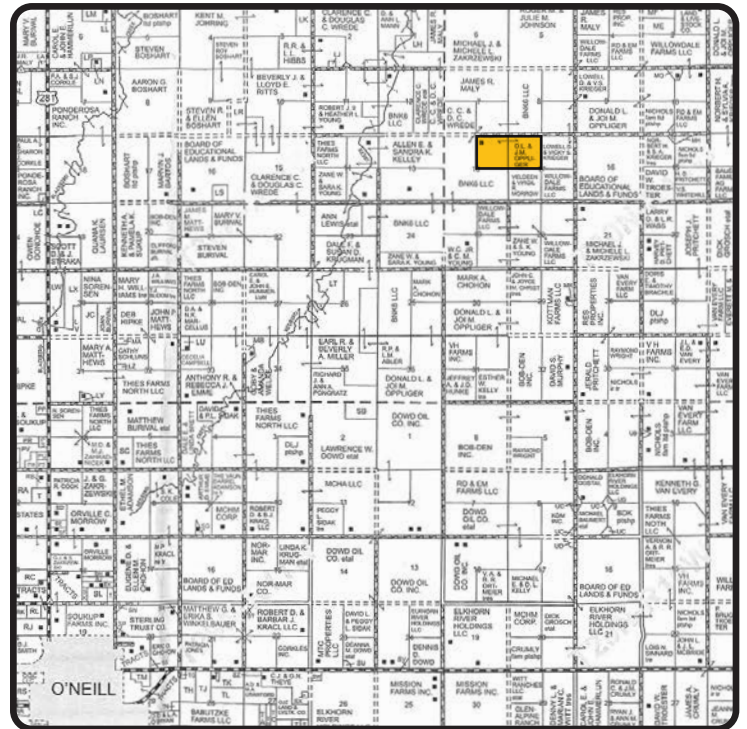
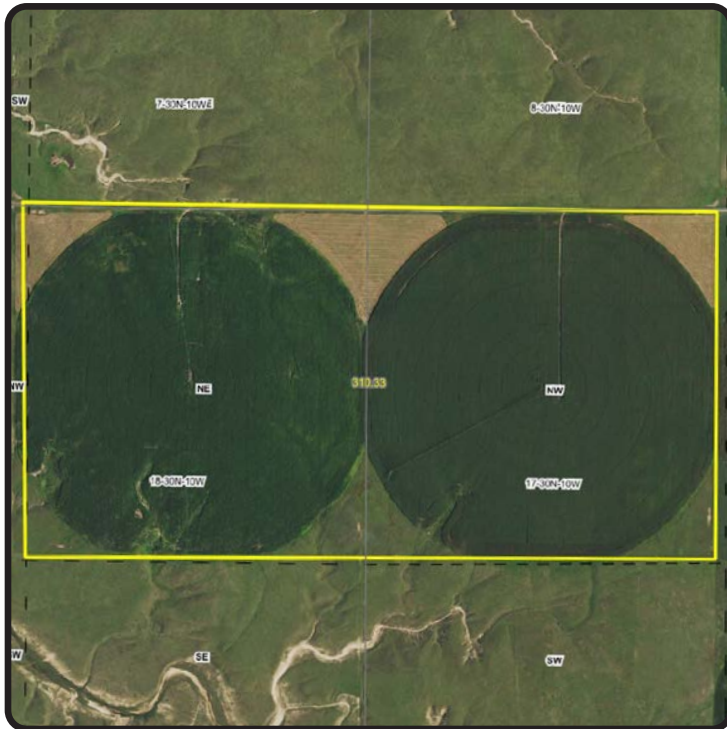
REAL ESTATE TAXES: \$12,914.90

PRICE & TERMS: \$1,584,000.00

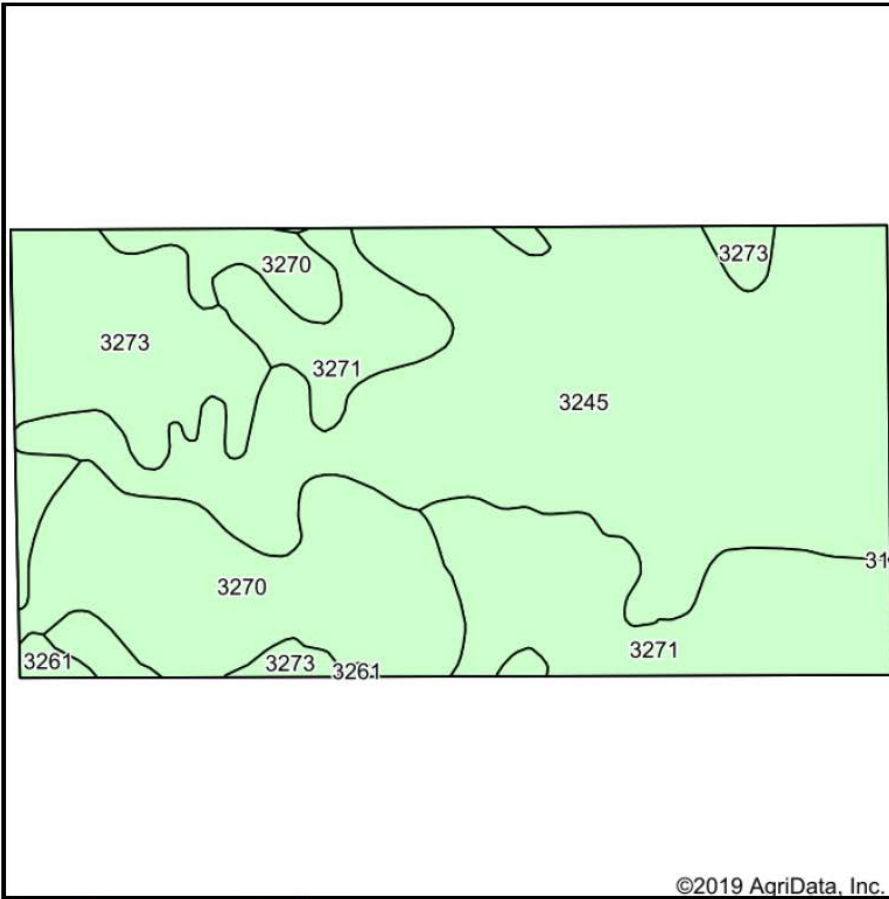
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



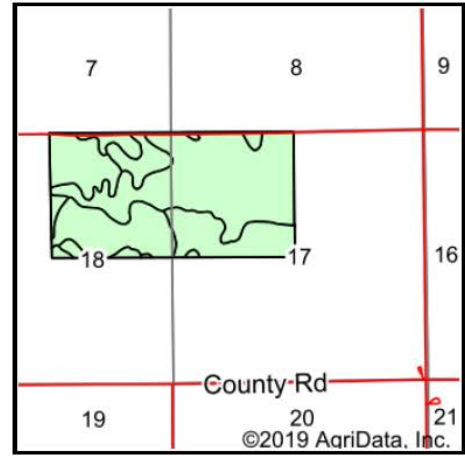
Boundary lines are for visual aid only



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **18-30N-10W**
 Township: **Willowdale**
 Acres: **313.61**
 Date: **11/11/2019**



Maps Provided By:



Area Symbol: NE089. 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
3245	Meadin loam, 0 to 2 percent slopes	144.44	46.1%	VIs	IVs	37	23	16
3270	O'Neill-Meadin fine sandy loams, 11 to 30 percent slopes	61.01	19.5%	Vle		18	19	13
3271	O'Neill-Meadin fine sandy loams, 2 to 6 percent slopes	60.96	19.4%	IVe	IVe	34	26	20
3273	O'Neill-Meadin fine sandy loams, 6 to 11 percent slopes	45.11	14.4%	Vle	IVe	31	25	19
3261	O'Neill fine sandy loam, 2 to 6 percent slopes	2.09	0.7%	IVe	IVe	37	28	22
Weighted Average						31.9	*n 23.1	*n 16.7

*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.