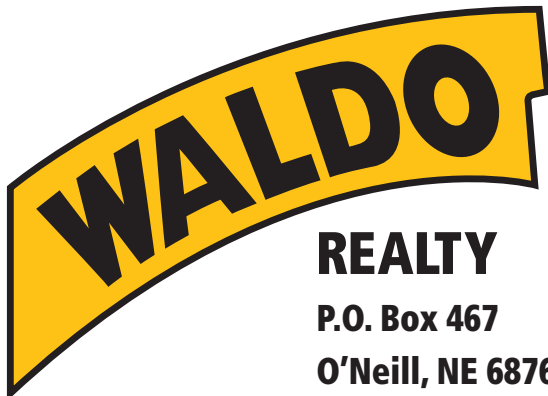




**FOR SALE**

**320 +/- 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:** 320 +/- Acres

**PROPERTY LOCATION:** From O'Neill, NE, 5 miles North on Hwy 281 then West 3 miles on 877th Rd. and ¼ mile North to the farm headquarters.

**LEGAL DESCRIPTION:** S1/2 Section 27, Township 30N, Range 12 West of the 6th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** This farm lies flat with O'Neill-Jensen loam soils with 293.8 total cropland acres. Excellent location with County Blacktop road and a fancy set of improvements.

**PROPERTY DESCRIPTION:**

- 5 Bedroom, 3,604 Sq. ft house with an open modern kitchen, family room & dining room area. Solid oak shelving and trim, oak flooring and carpeting with lots of natural lighting from large Anderson windows and skylights. 2 car garage, car port, brick exterior, large beautiful stone patio, attached office with scrub room and a mature shelter belt protecting the home from the North winds. Very nice home!!
- 374,000 Bu. Grain storage
- 200' X 80' Chief machinery storage building (built to store grain)
- 50' X 64' steel shop building
- 70' Platform scale
- 2 Grain dryers
- 2 Unlading pits (1,200 Bu. & 1,500 Bu. Capacity)
- 8" & 10" Grain pumps
- Air Lock System
- And Lots More

**EQUIPMENT LIST:**

**SW1/4**

Valley Pivot ( # 2471096)  
75 HP US Motor  
Western Land Roller Pump

**SE1/4**

Valley Pivot  
75 HP US Motor (#T04T01R112N)  
Western Land Roller Pump (#70174)  
Franklin Submersible Pump (Helper Well)

**WELL INFORMATION:**

	GPM	Static Level	Pump Level	Well Depth	Column
SW1/4	1400	30'	65'	227'	9"
SE1/4	540	30'	220'	246'	6"
	600	30'	200'	242'	7"

**FSA INFORMATION:**

Cropland Acres: 293.8      Total Irrigated Acres: 245      Total Base Acres: 245  
PLC Yields: Corn: 196 Bu.      Soybeans: 59 Bu.

**PROMINENT SOILS:** (See Soils Map)

**REAL ESTATE TAXES:** \$19,827.75

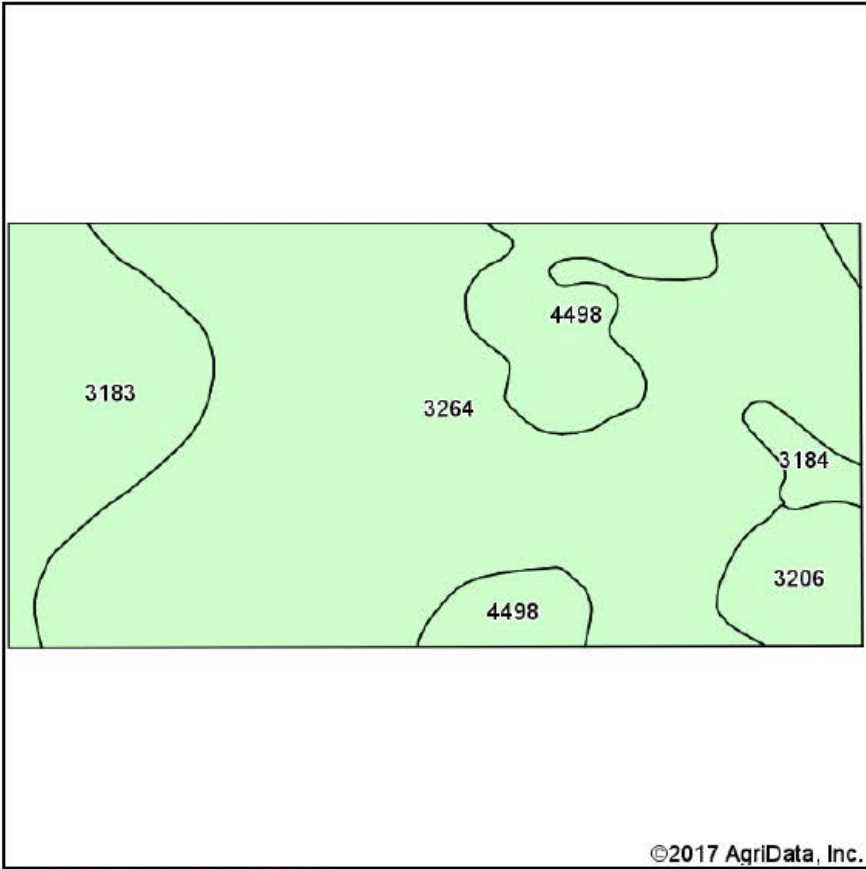
**PRICE & TERMS:** \$3,176,000.00 Cash. Subject to Seller completing a 1031 tax deferred exchange and current lease.

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

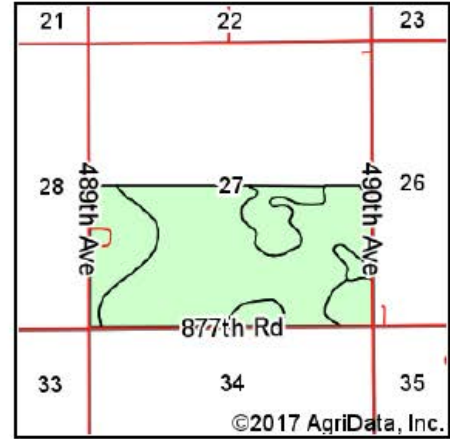




# Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Holt**  
 Location: **27-30N-12W**  
 Township: **Shields**  
 Acres: **314.45**  
 Date: **7/10/2017**



## Area Symbol: NE089, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	SRPG
3264	O'Neill loam, 0 to 2 percent slopes	211.52	67.3%		IIc	IIs	0 41
3183	Jansen loam, 0 to 2 percent slopes	46.22	14.7%		IIs	IIs	53 52
4498	Dunday loamy sand, 0 to 3 percent slopes	35.75	11.4%		IVe	IIIe	0 32
3206	Josburg loam, 0 to 2 percent slopes	15.25	4.8%		IIc	Iw	0 66
3184	Jansen loam, 2 to 6 percent slopes	5.71	1.8%		IIIe	IIIe	53 50
<b>Weighted Average</b>						<b>8.8</b>	<b>43</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

