



FOR SALE

155.51 +/- Acres

Holt County, Nebraska



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: 155.51 +/- Acres

PROPERTY LOCATION: From Atkinson, Nebraska 2 miles North on Hwy 11 then 2 miles East on 879th Rd. to the subject property. See plat map.

LEGAL DESCRIPTION: NW1/4 EXCEPT 4.49 acres in the NE corner Section 23, All in Township 30N, Range 14 West of the 6th P.M., Holt County, Nebraska.

IRRIGATION:

7 Tower Zimmatic Pivot w/ drop nozzles (#L91677)

Natural Gas Power Unit

Ford Engine (LSG-875R-6003-C) (HXC-ZX1-MBB)

Amarillo Gearhead (#S100A)

Western Land Roller Pump (#B66538)

1,550 Gal. Fertilizer Tank

WELL INFORMATION:

GPM	900
Well Depth	310'
Static Level	N/A
Pump Level	120'
Col. Diam.	8"

FSA INFORMATION:

Cropland Acres: 133.15

NRD Certified Irrigated Acres: 131.38

Corn Contract Acre Base: 119.6 PLC Yield: 144 Bu.

Soybean Contract Acre Base: 10.5 PLC Yield: 51 Bu.

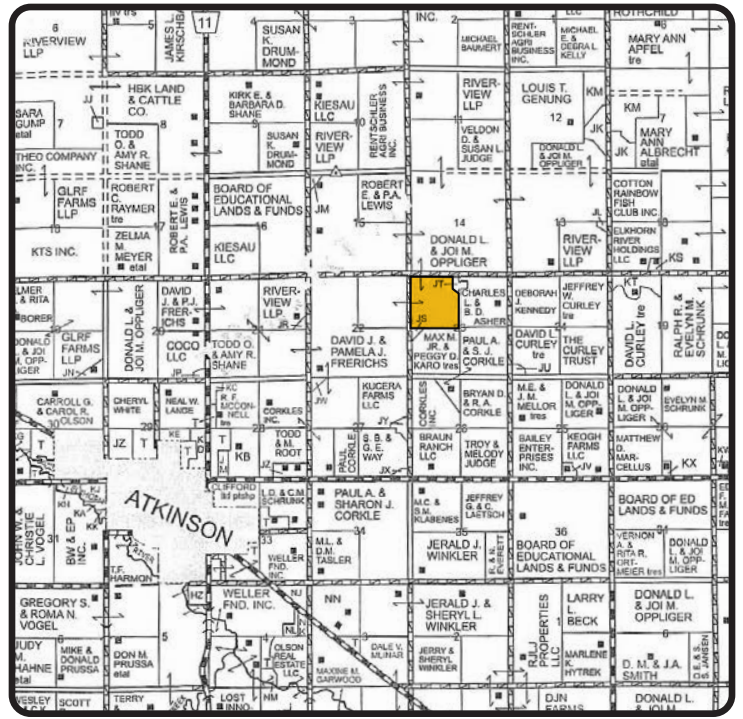
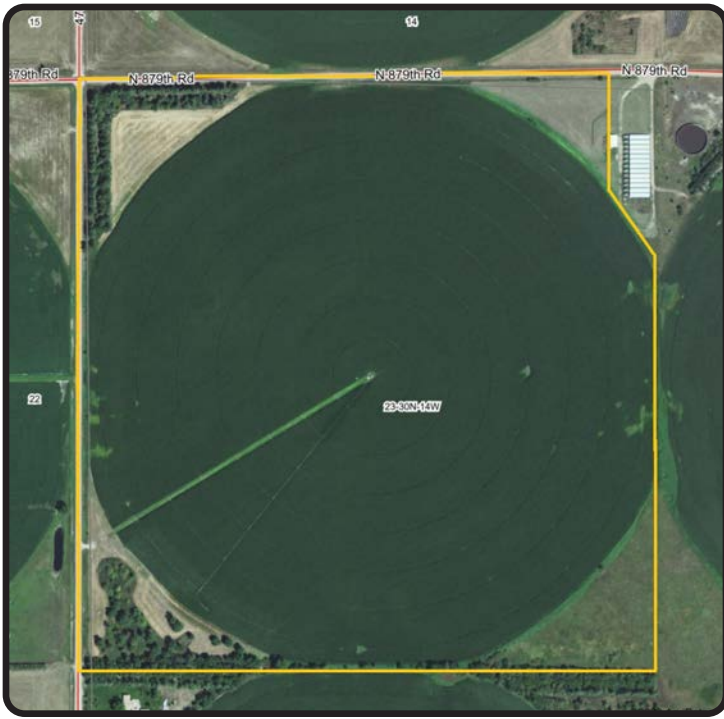
PROMINENT SOILS: Dunn Loam, Pivot Loamy Sand

REAL ESTATE TAXES: \$5,531.66

PRICE & TERMS: \$1,399,600.00 – Subject to Seller completing a 1031 tax deferred exchange.

BROKER COMMENTS: Swine affluent has a history of being applied to this farm.

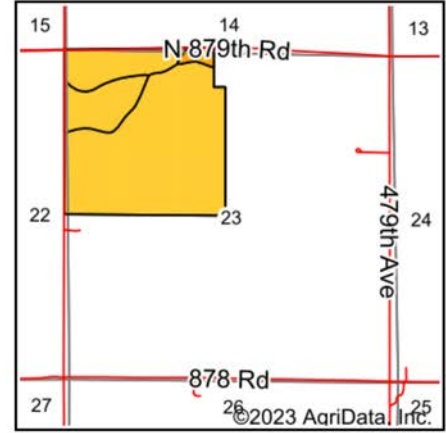
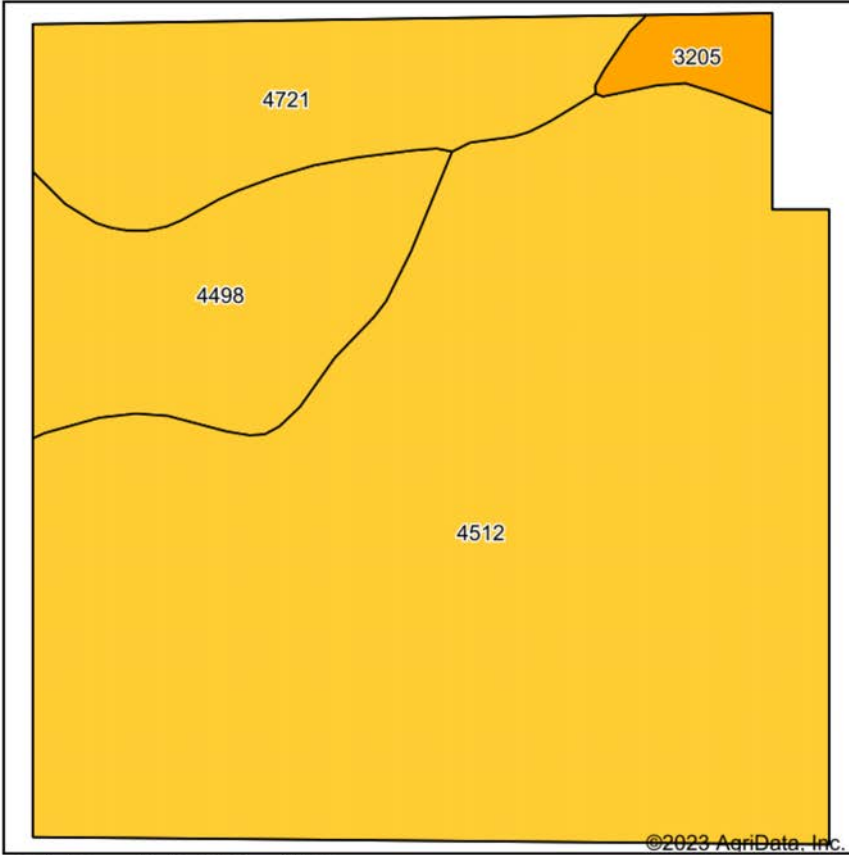
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **23-30N-14W**
 Township: **Atkinson**
 Acres: **159.27**
 Date: **9/5/2023**



Soils data provided by USDA and NRCS.

Area Symbol: NE089, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
4512	Dunn loamy sand, 0 to 3 percent slopes	114.82	72.1%		IVe	IIIe	50
4721	Pivot loamy sand, 0 to 3 percent slopes	21.57	13.5%		IVe	IIIe	28
4498	Dunday loamy sand, 0 to 3 percent slopes	19.82	12.4%		IVe	IIIe	32
3205	Josburg fine sandy loam, 0 to 2 percent slopes	3.06	1.9%		Ile	Ile	64
Weighted Average					3.96	2.98	45

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.