



FOR SALE

318.91 +/- 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: 318.91 +/- Acres

PROPERTY LOCATION: See plat map.

LEGAL DESCRIPTION: NE1/4 Section 22; NE1/4 and Pt. NW1/4 Section 14, All in Township 30N, Range 14 West of the 6th P.M., Holt County, Nebraska.

IRRIGATION:

NE1/4 Sec. 22

8 Tower Zimmatic Pivot (#L84375)
GM Natural Gas Motor
Amarillo Gearhead (#251140)
Western Land Roller Pump (#18891G)
10 KW Marathon Generator (#LM 387333-0903)
1,550 Gal. Fertilizer Tank

NE1/4 & Pt. NW1/4 Sec. 14

Zimmatic Pivot (#115320)
Chevy 350 Natural Gas Power Unit
Amarillo Gearhead (#Z6Z793)
American Marsh Pump (#176719)
10 KW Lima Generator (#AZ3099RE)
Fertilizer Tank

WELL INFORMATION:

NE1/4 Sec. 22

GPM 1300
Well Depth 303'
Static Level 35'
Pump Level 100'
Col. Diam. 8"

NE1/4 & Pt. NW1/4 Sec. 14

900
98'
20'
27'
8"

FSA INFORMATION:

NE1/4 Sec. 22

NRD Certified Irrigated Acres: 131.79
Corn Contract Acre Base: 136.3 PLC Yield: 144 Bu.
Soybean Contract Acre Base: .20 PLC Yield: 51 Bu.

NE1/4 & Pt. NW1/4 Sec. 14

NRD Certified Irrigated Acres: 144.3
Cropland Acres: 143.05
Corn Contract Acre Base: 139.7 PLC Yield: 144 Bu.
Soybean Contract Acre Base: 2.7 PLC Yield: 51 Bu.

PROMINENT SOILS: See Soil Legends.

REAL ESTATE TAXES:

NE1/4 Sec. 22

\$5,531.66

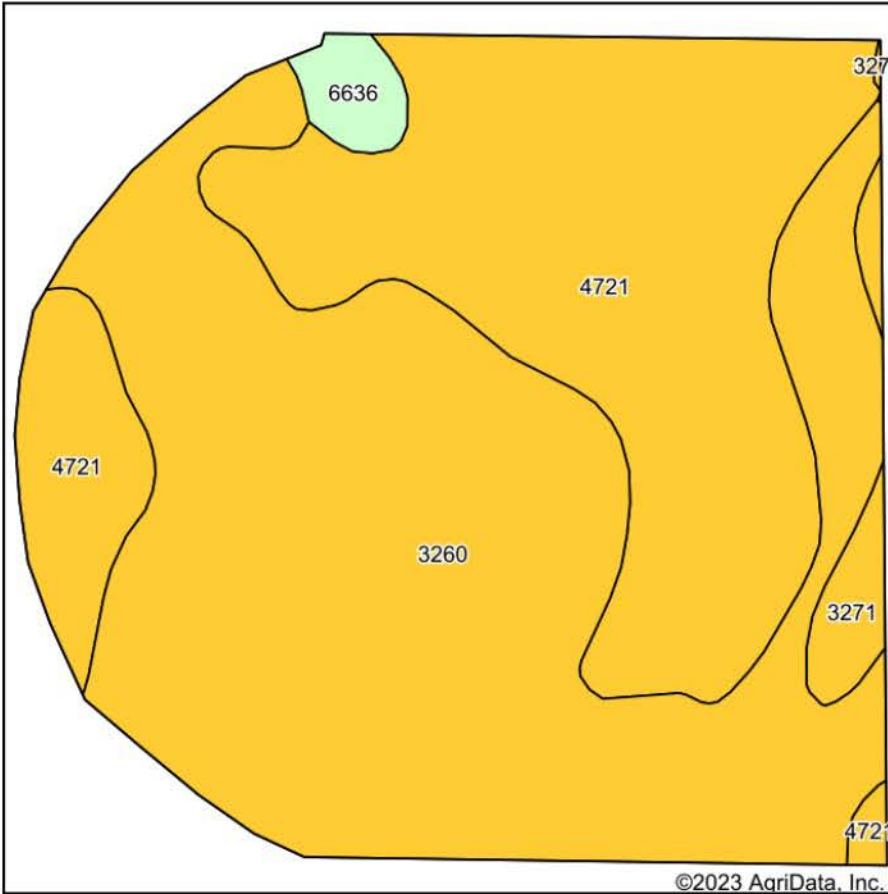
NE1/4 & Pt. NW1/4 Sec. 14

\$6,059.66

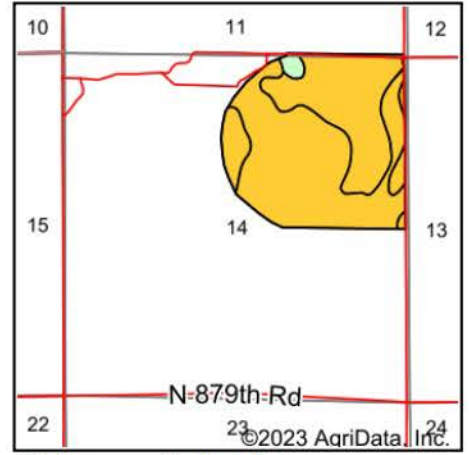
PRICE & TERMS: \$2,709,740.00 Cash. Subject to seller completing a 1031 tax deferred exchange.

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: **14-30N-14W**
 Township: **Atkinson**
 Acres: **156.3**
 Date: **8/31/2023**



Maps Provided By:



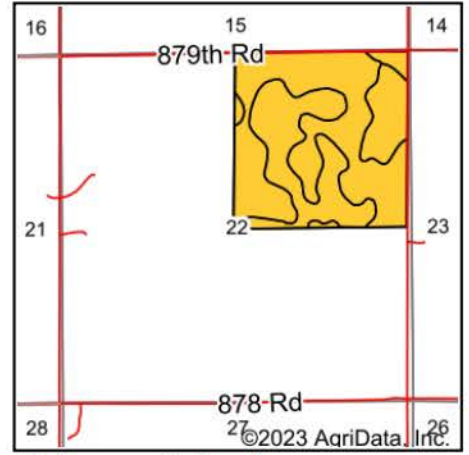
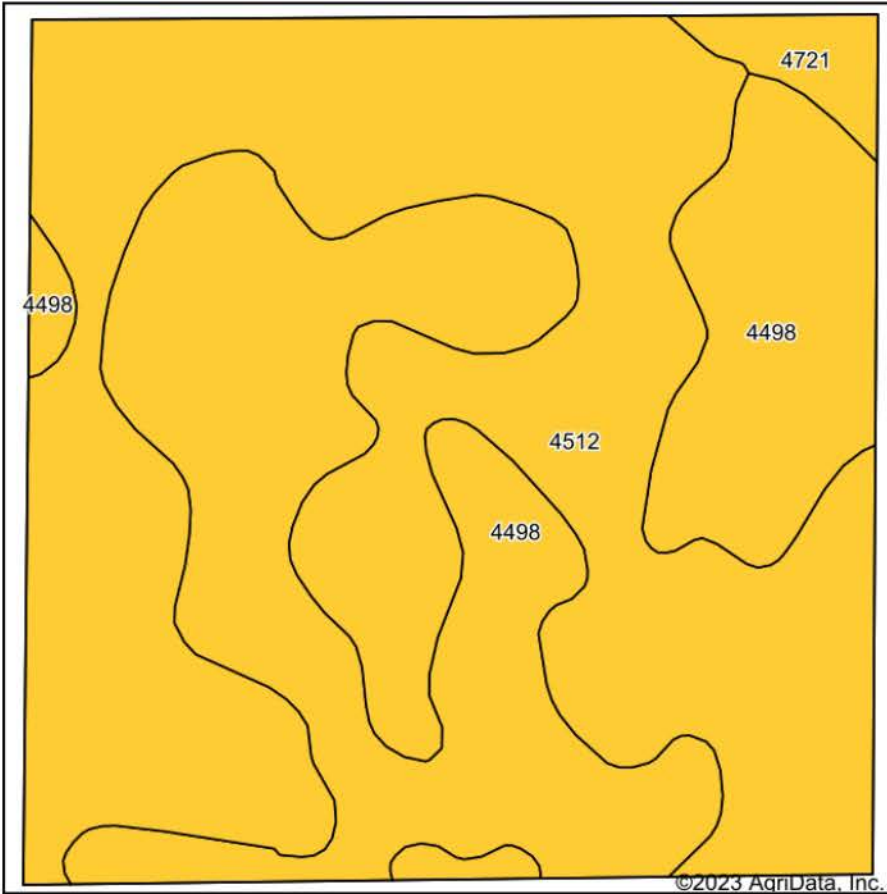
Area Symbol: NE089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
3260	Oneill fine sandy loam, 0 to 2 percent slopes	88.21	56.4%		IIc	IIs	38
4721	Pivot loamy sand, 0 to 3 percent slopes	62.14	39.8%		IVe	IIIe	28
3271	Oneill-Meadin fine sandy loams, 2 to 6 percent slopes	3.39	2.2%		IVe	IVe	34
6636	Boelus loamy fine sand, 0 to 2 percent slopes	2.50	1.6%			IIIe	
3270	Oneill-Meadin fine sandy loams, 11 to 30 percent slopes	0.06	0.0%			VIe	18
Weighted Average					2.86	*-	33.3

*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 Map



State: **Nebraska**
 County: **Holt**
 Location: **22-30N-14W**
 Township: **Atkinson**
 Acres: **161.79**
 Date: **8/31/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	91.32	56.4%		IVe	IIIe	50
4498	Dunday loamy sand, 0 to 3 percent slopes	67.28	41.6%		IVe	IIIe	32
4721	Pivot loamy sand, 0 to 3 percent slopes	3.19	2.0%		IVe	IIIe	28
Weighted Average					4.00	3.00	42.1

*c: Using Capabilities Class Dominant Condition Aggregation Method