



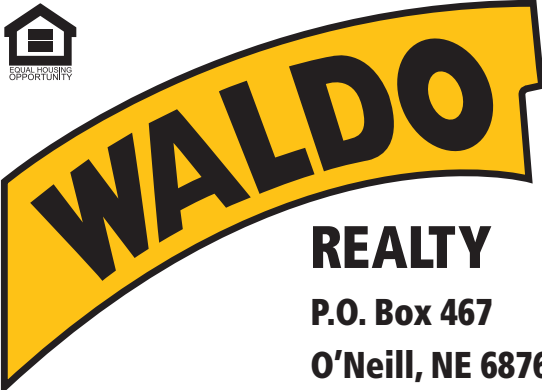
**FOR SALE**

**186.74 +/- Acres**

**Holt County, Nebraska**



EQUAL HOUSING  
OPPORTUNITY



**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:** 186.74 +/- Acres

**PROPERTY LOCATION:** From the intersection of 504th Ave. and 872nd Rd. (Kennedy's Corner) 2 miles East and ½ mile South to the subject property.

**LEGAL DESCRIPTION:** SW1/4; Pt. of the W1/2 W1/2 SE1/4 All in Section 28, Township 29N, Range 9 West of the 6th P.M. Holt County, NE

**PROPERTY DESCRIPTION:** This Holt County, Nebraska irrigated farm lies primarily flat with a mature grass way drainage. Historically the farm had a corner arm pivot to capture additional irrigated acres. Great access along well-maintained County Road. The farm has a tenant in place for the 2024 season.

**SOIL INFORMATION:** O'Neill, Jansen, Anselmo and Pivot Loamy Sand soils (See soil map and legend)

**EQUIPMENT LIST:**

Reinke Pivot (Ser.# 0206-35164)  
Deisel Power Unit  
Amarillo Gearhead  
Fairbanks Pump (Ser.# N3A2807625X)  
Fertilizer Tank  
Fuel Tank

**WELL INFORMATION:**

GPM 1250  
Well Depth 321'  
Static Level 35'  
Pump Level 85'  
Col. Diam. 9"

**FSA INFORMATION:**

Cropland Acres: 167.12  
Irrigated Acres: Approximately 147.20  
Dry Cropland Acres: 19.92  
Corn Contract Acre Base: 142.9 Yield: 131 Bu.  
Soybean Contract Acres Base: 4.3 Yield: 48 Bu.

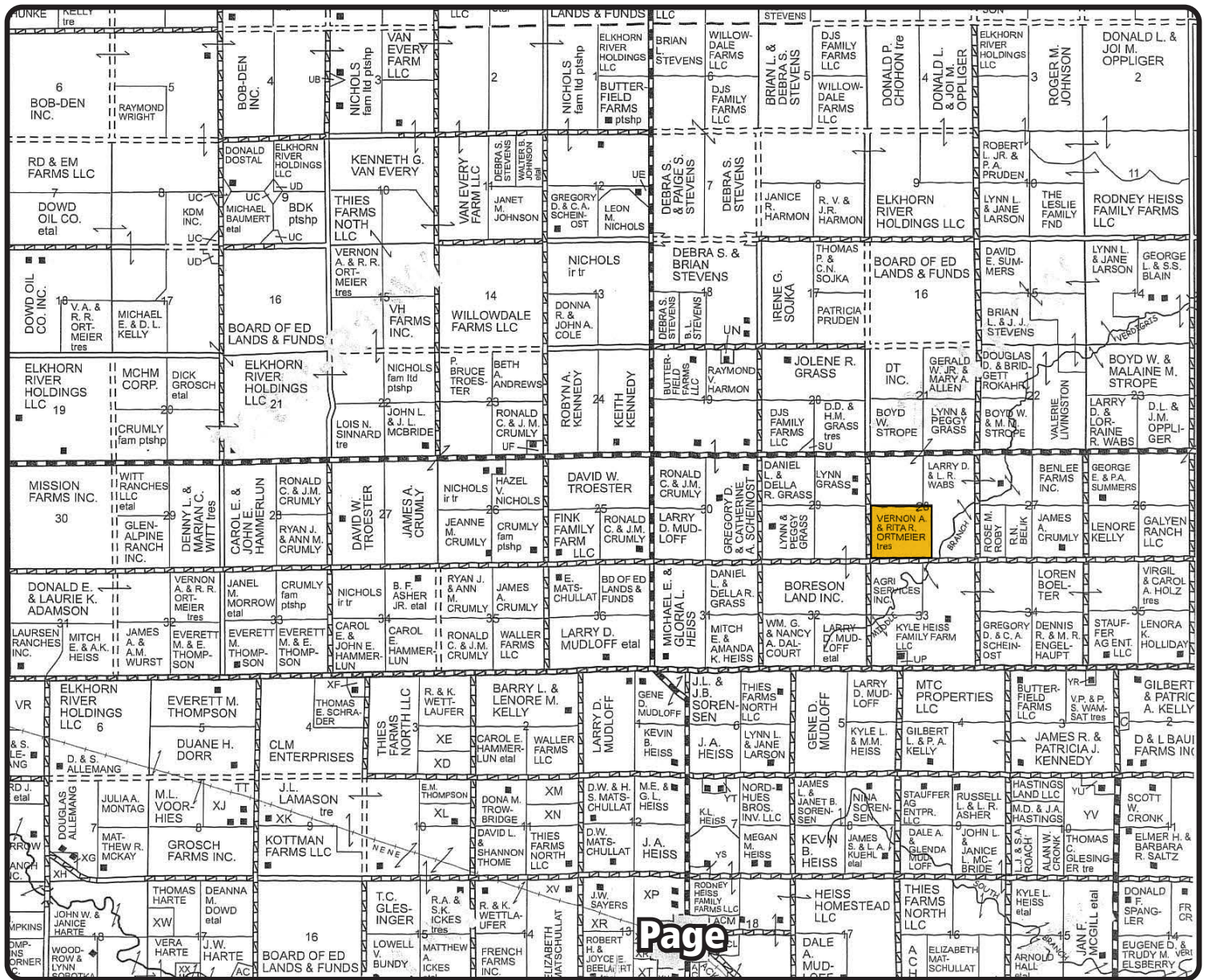
**LOWER NRD INFO:** 167.12 Certified Irrigated Acres

**REAL ESTATE TAXES:** \$6,804.22 or \$36.43 per acre

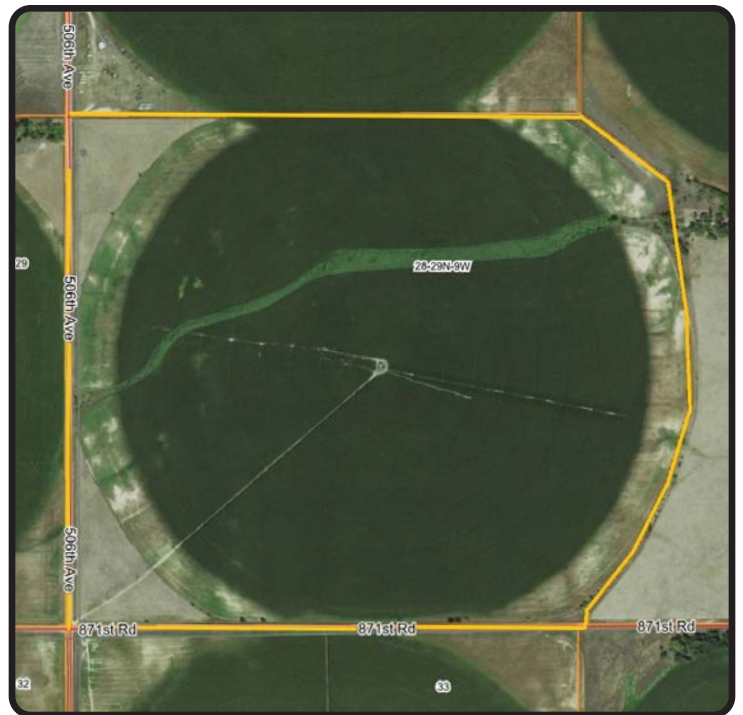
**PRICE & TERMS:** \$1,587,290.00 Cash (Subject to seller completing an IRS 1031 tax deferred exchange)  
Closing on or before March 1, 2024 at seller's discretion to coincide with such exchange.

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

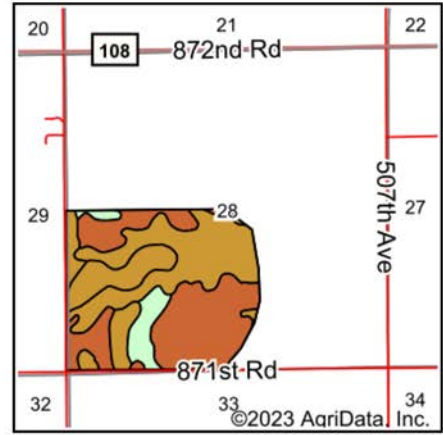
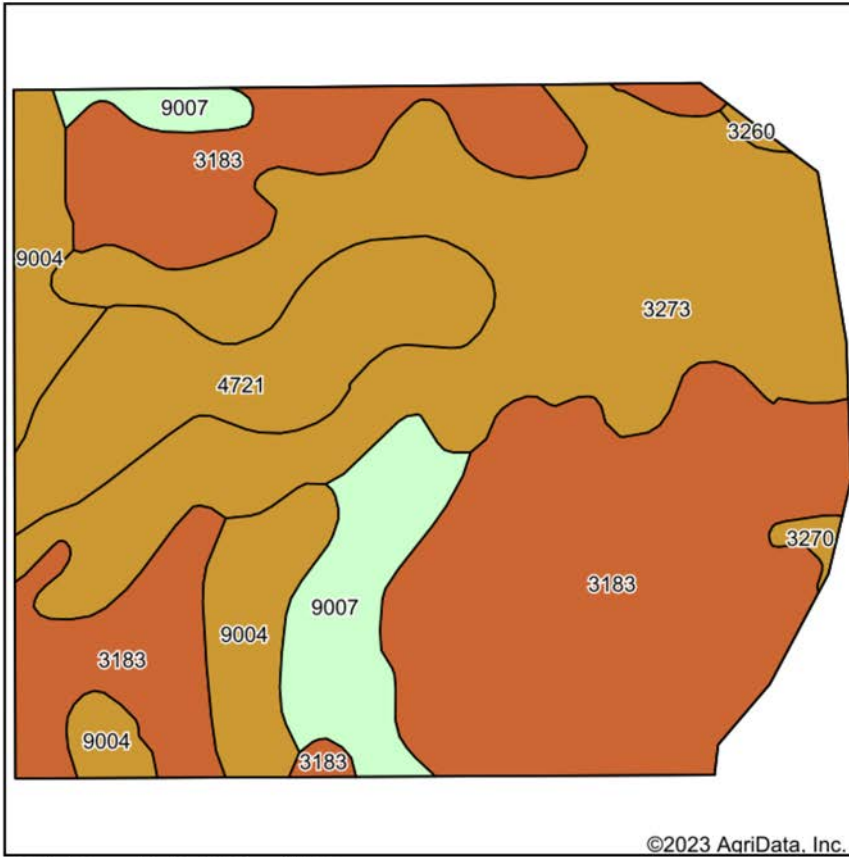




Boundry lines are for visual aid only.



# Soils Map



State: **Nebraska**  
 County: **Holt**  
 Location: **28-29N-9W**  
 Township: **Iowa**  
 Acres: **183.66**  
 Date: **8/21/2023**



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        |
|-------------------------|---|-------|------------------|-------------|------------------|--------------|-------------|
| 3183                    | Jansen loam, 0 to 2 percent slopes                      | 76.59 | 41.7%            |             | Ils              | Ils          | 52          |
| 3273                    | Oneill-Meadin fine sandy loams, 6 to 11 percent slopes  | 57.50 | 31.3%            |             | Vle              | IVe          | 31          |
| 4721                    | Pivot loamy sand, 0 to 3 percent slopes                 | 19.11 | 10.4%            |             | IVe              | IIIe         | 28          |
| 9004                    | Anselmo fine sandy loam, 3 to 6 percent slopes          | 15.72 | 8.6%             |             | IIIe             | IIIe         | 47          |
| 9007                    | Anselmo fine sandy loam, 0 to 3 percent slopes          | 13.60 | 7.4%             |             | Ile              | Ile          |             |
| 3270                    | Oneill-Meadin fine sandy loams, 11 to 30 percent slopes | 0.78  | 0.4%             |             | Vle              |              | 18          |
| 3260                    | Oneill fine sandy loam, 0 to 2 percent slopes           | 0.36  | 0.2%             |             | IIc              | IIs          | 38          |
| <b>Weighted Average</b> |   |       |                  |             | <b>3.56</b>      | <b>*-</b>    | <b>38.5</b> |

\*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.