



FOR SALE

167.5 +/- 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: 167.5 +/- Acres

PROPERTY LOCATION: From the junction of US Highway 281 and 894th Rd 2 miles East then ½ mile South on 494th Rd. to the access road to the subject property.

LEGAL DESCRIPTION: SW1/4 NE1/4; NW1/4 SE1/4; NE1/4 SW1/4; SE1/4 NW1/4; North 82.5' of S1/2 SE1/4; North 82.5' of SE1/4 SW1/4 All in Section 5, Township 32N, Range 11 West of the 6th P.M. Holt County, NE.

PROPERTY DESCRIPTION: This property offers gently rolling topography with all electric wells, newly planted shelter belts and a private access road. Over 40 ton of manure has been applied in the last 2 years (\$500/acre value).

WELL INFORMATION:

GPM	475	275	850
Well Depth	94'	77'	82'
Static Level	57'	28'	17'
Pump Level	90'	70'	65'
Col. Diam.	6"	6"	6"

EQUIPMENT LIST:

Reinke Pivot
Nema Electric Motor (#H040P2BLG)
Sargent Pump (#4612E16)
Sargent Pump (# E67142)
Nema Electric Motor (#H060P2BLG)
Sargent Submersible Pump

PROMINENT SOILS: Valentine Fine Sand

FSA INFORMATION:

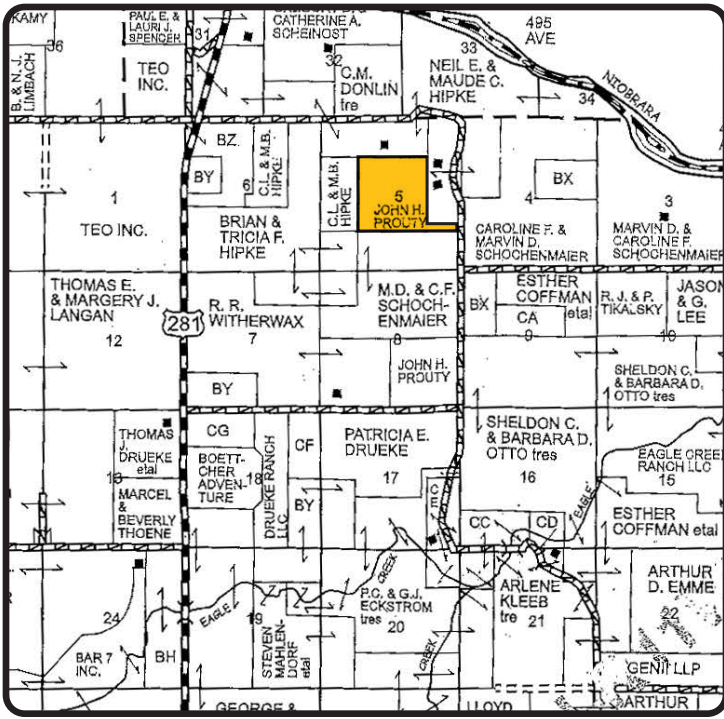
Irrigated Acres: 125.66
Cropland Acres: 128.94
Corn Contract Acre Base: 120.87 Yield: 119 Bu.

REAL ESTATE TAXES: \$3,365.00

PRICE & TERMS: \$620,000.00 Cash. Subject to seller completing an IRS 1031 tax deferred exchange.

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

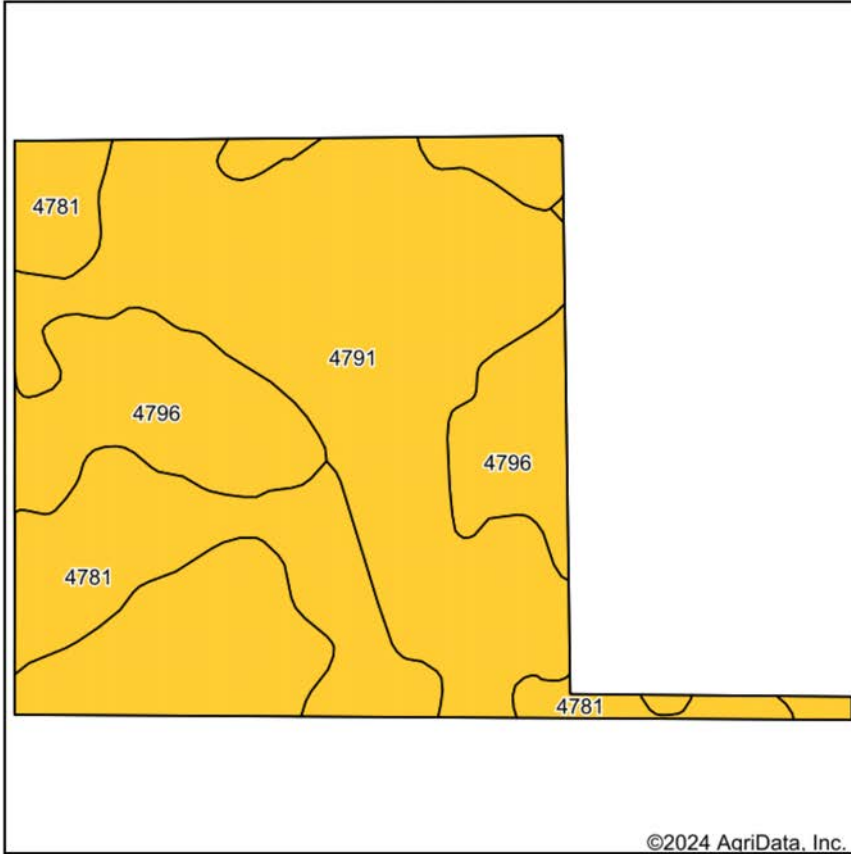




Boundry lines are for visual aid only.

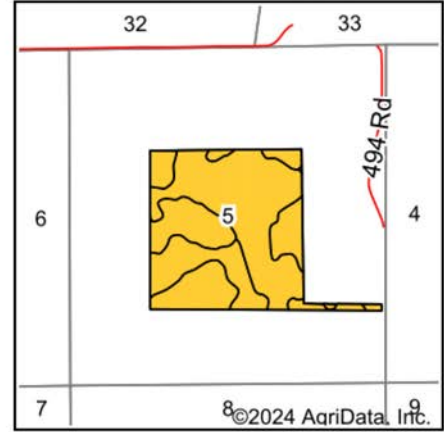


Soils Map



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **5-32N-11W**
 Township: **Paddock**
 Acres: **165.68**
 Date: **1/3/2024**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Area Symbol: NE089, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
4791	Valentine fine sand, 3 to 9 percent slopes	93.52	56.4%		Vle	IVe	22
4781	Valentine fine sand, 0 to 3 percent slopes	39.58	23.9%		Vle	IVe	23
4796	Valentine fine sand, 9 to 25 percent slopes	32.58	19.7%		Vle		17
Weighted Average					6.00	*-	21.3

*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 data provided by USDA and NRCS.