



FOR SALE

131.64 +/- Acres

Holt County, Nebraska



EQUAL HOUSING
OPPORTUNITY

WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

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DEEDED ACRES: 131.64 +/- Acres

PROPERTY LOCATION: From Page, Nebraska 2.5 miles North then 3-3/4 West on 870th Rd to the subject property.

LEGAL DESCRIPTION: NE1/4 EXCEPT 11.52 acres in the NE corner of Section 4, Township 28N, Range 10 West of the 6th P.M. Holt County, NE. (Tax ID# 450702700)

PROPERTY DESCRIPTION: This Holt County, Nebraska irrigated farm lies within a competitive rental area and has updated equipment with County maintained excess on two boundary lines.

WELL INFORMATION (G-46548):

GPM 700
Well Depth 180'
Static Level 52'
Pump Level 90'
Col. Diam. 6"

EQUIPMENT LIST:

2013 Valley Electric Pivot (#10958096)
Nema Electric Motor (#H075P2BLG)
Western Land Roller Pump (#B73610)
Fertilizer Tank
Stock Well

PROMINENT SOILS: Dunday Loamy Sand, Elsmere Loamy Sand, Loup Sandy Loam

FSA INFORMATION:

NRD Irrigated Acres: 103.37
Cropland Acres: 116.43
Corn Contract Acre Base: 106.4 Yield: 123 Bu.

LEASE INFORMATION: 3 Year Bushel lease is in place thru February 28, 2026 (further information upon request.)

REAL ESTATE TAXES: \$4,966.14

PRICE & TERMS: \$740,000.00 Cash. Subject to current lease.

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

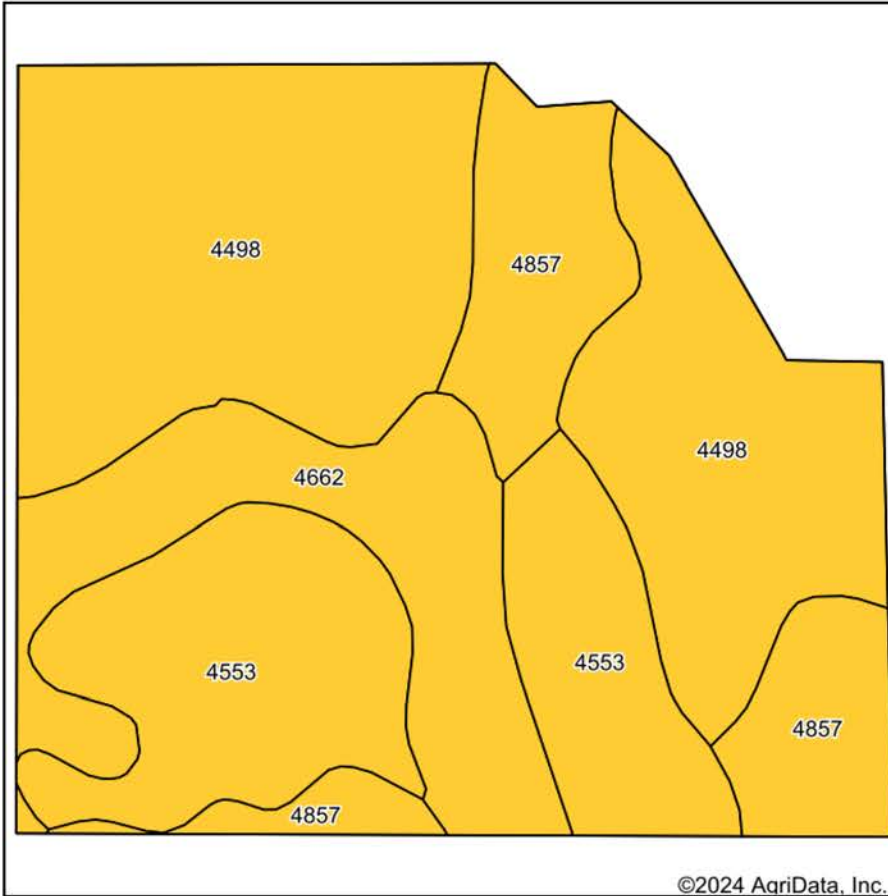




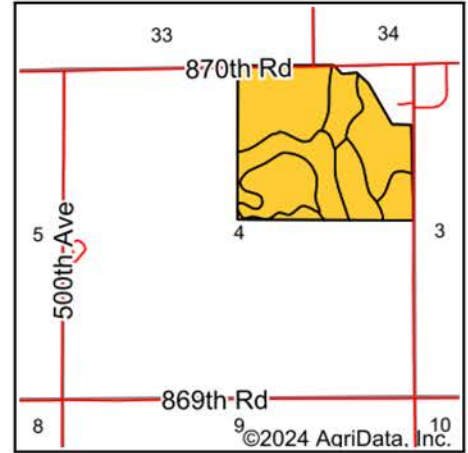
Boundary lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Holt**
 Location: **4-28N-10W**
 Township: **Inman**
 Acres: **126.55**
 Date: **2/15/2024**



Maps Provided By:



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Area Symbol: NE089, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
4498	Dunday loamy sand, 0 to 3 percent slopes	56.55	44.7%		IVe	IIIe	32
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	30.27	23.9%		IVw	IVw	28
4662	Loup fine sandy loam, 0 to 1 percent slopes	20.43	16.1%		Vw		29
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	19.30	15.3%		Vle	IVe	28
Weighted Average					4.47	*.	29.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

c: Using Capabilities Class Dominant Condition Aggregation Method- Irr Class weighted average cannot be calculated on the current soils data due to missing data.