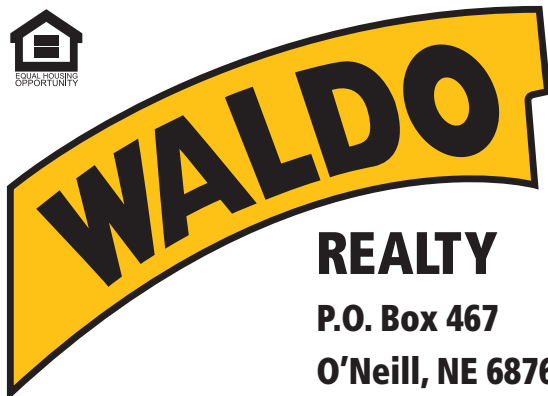




FOR SALE

160 +/- Acres

Holt County, Nebraska



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: 160 +/- Acres

PROPERTY LOCATION: From the junction of Hwy 11 and 887th Rd., 2 miles East then and additional ½ mile East on 2 trail road giving legal access.

LEGAL DESCRIPTION: SE1/4 Section 11, Township 31N, Range 13 West of the 6th P.M. Holt County, NE.

PROPERTY DESCRIPTION: This hard grass pasture has been well managed by the tenant and has a spring fed pond for the livestock. There is also a cased well which the owner has never had to use.

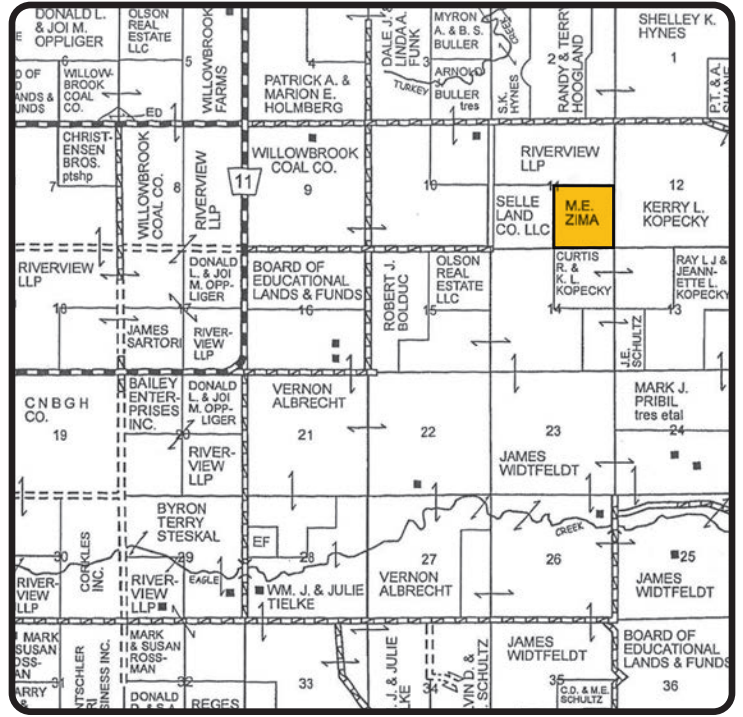
WELL INFORMATION:	Serial#	Drill Date	Static Level	Well Depth
	G-058401	1977	39'	169'

REAL ESTATE TAXES: \$2,061.71

PRICE & TERMS: \$336,000.00 or \$2,100/acre Cash.

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

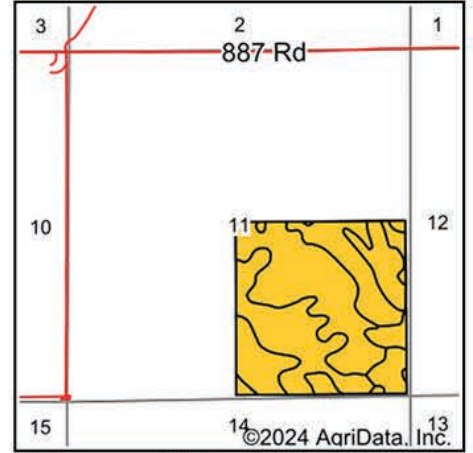
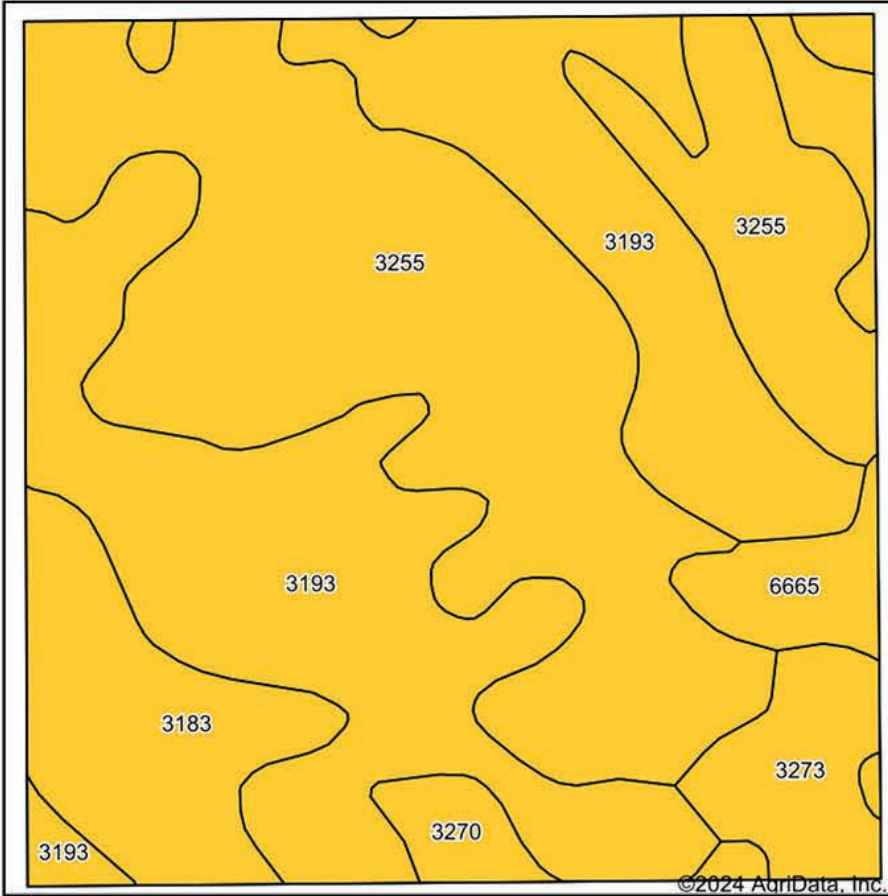




Boundary lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **11-31N-13W**
 Township: **Belle**
 Acres: **157.24**
 Date: **4/25/2024**



Area Symbol: NE089, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
3255	Meadin sandy loam, 2 to 30 percent slopes	65.21	41.5%		VIs		21
3193	Jansen-Meadin loams, 2 to 6 percent slopes	62.25	39.6%		IIIe	IIIe	47
3183	Jansen loam, 0 to 2 percent slopes	14.86	9.5%		IIIs	IIIs	52
3273	Oneill-Meadin fine sandy loams, 6 to 11 percent slopes	6.97	4.4%		VIe	IVe	31
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	4.74	3.0%		VIe		18
3270	Oneill-Meadin fine sandy loams, 11 to 30 percent slopes	3.21	2.0%		VIe		18
Weighted Average					4.43	*-	34.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.