



FOR SALE

152.19 +/- 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: 152.19 +/- Acres

PROPERTY LOCATION: From O'Neill, 4.5 miles east on Old Hwy 108 and 498th Avenue. Subject property is located on the north side of the Hwy.

LEGAL DESCRIPTION: SE ¼ (Except the SW corner) Section 24, Township 29N, Range 11 west of the 6th PM., Holt County, Nebraska.

PROPERTY DESCRIPTION: This Holt County, Nebraska farm lies flat with soils conducive for growing corn, soybeans, alfalfa and potatoes with an excellent location. Located on the Hwy 108 black top road.

EQUIPMENT LIST:

Zimmatic Pivot – S# - 78425	Helper Well
Teco Natural Gas Power Unit	Natural gas Power Unit – S# - E18A-2703
Amarillo Gearhead	Amarillo Gearhead S#316573
Ingersol Pump	Grosch Pump
Fertilizer Tank	

WELL INFORMATION:

G-189420

GPM	600
Well Depth	340'
Static Level	26'
Pump Level	99'
Col. Diam.	8"

G-073039

GPM	800
Well Depth	336'
Static Level	30'
Pump Level	–
Col. Diam.	8"

PROMINENT SOILS: Dunday Loamy Sand, Pivot Loamy Sand

FSA INFORMATION:

Cropland Acres:	133.36		
Corn Contract Acre Base:	111.20	Yield:	162 Bu.

UPPER NIOBRARA NRD INFORMATION: 134.1 Certified Irrigated Acres – (402) 336-3867

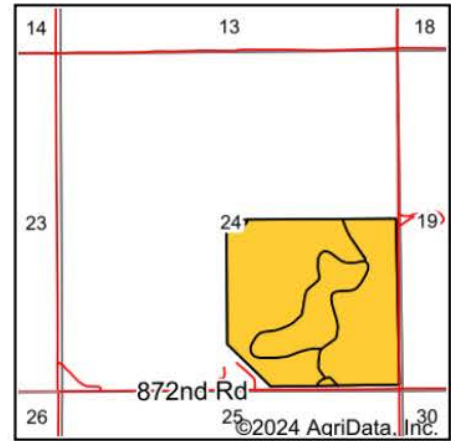
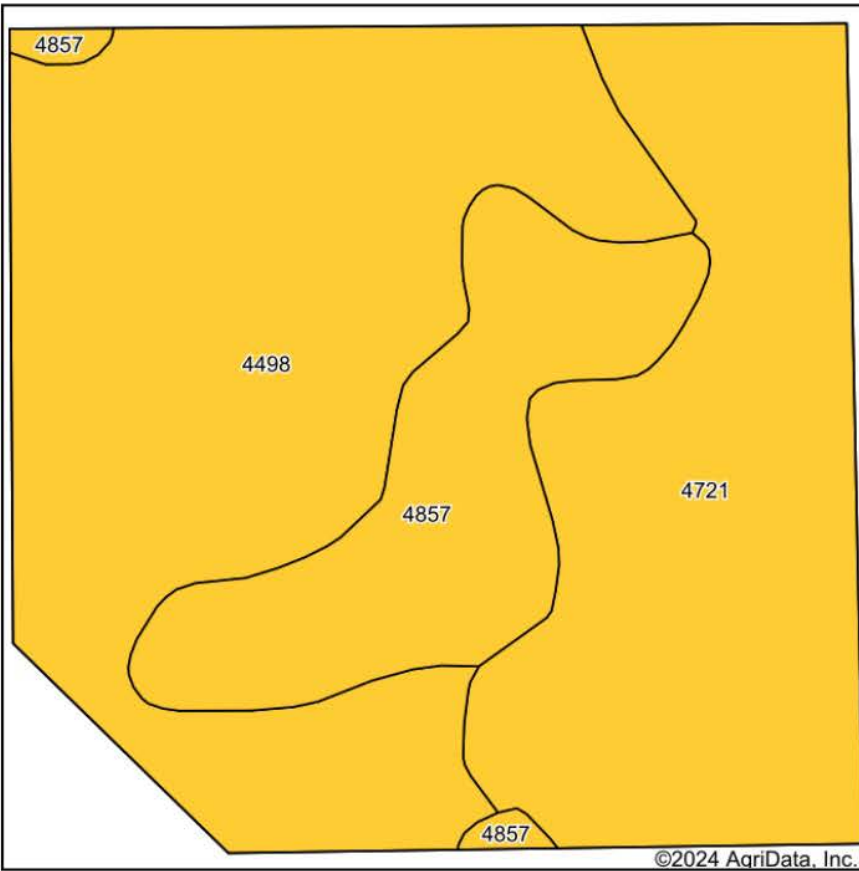
REAL ESTATE TAXES: \$7,587.74

PRICE & TERMS: \$1,118,600.00 Cash

(offering 50% down with balance paid over 5-year period. Evidence by a note in Deed of Trust)

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

Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **24-29N-11W**
 Township: **Grattan**
 Acres: **153.21**
 Date: **9/18/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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	73.87	48.2%		IVe	IIIe	32
4721	Pivot loamy sand, 0 to 3 percent slopes	51.94	33.9%		IVe	IIIe	28
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	27.40	17.9%		VIe	IVe	28
Weighted Average					4.36	3.18	29.9

*c: Using Capabilities Class Dominant Condition Aggregation Method