



**FOR SALE**

**157.03 +/- 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**

**[www.waldorealty.net](http://www.waldorealty.net)**

**Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota**

**DEEDED ACRES:** 157.03 +/- Acres

**PROPERTY LOCATION:** From the junction old Hwy 108 and 504 Ave (Kennedy's Corner) then 4.5 miles east to the subject property.

**LEGAL DESCRIPTION:** SE ¼ of Section 23, Township 29, Range 9 west of the 6th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** This farm lies gently rolling with loamy soils, strong well capacity, and excellent access off Old Hwy 108.

**WELL INFORMATION:**

Registration #	G-049578
NRD Certified Irrigated Acres	129.34
GPM	850
Well Depth	303'
Static Level	79'
Pump Level	160'
Col. Diam.	8"

**EQUIPMENT LIST:**

Valley Pivot  
US Motor  
Layne-Bowler Pump  
Fertilizer Tank  
Live Stock Well

**PROMINENT SOILS:** O'Neill- Meadin fine Sandy loams, Bazile Silt Loam, Jansen Loam

**FSA INFORMATION:**

Total Cropland Acres:	143.45	
Corn Contract Acre Base:	131.1	Yield: 144 Bu.

**REAL ESTATE TAXES:** \$5,513.90

**PRICE & TERMS:** \$960,000

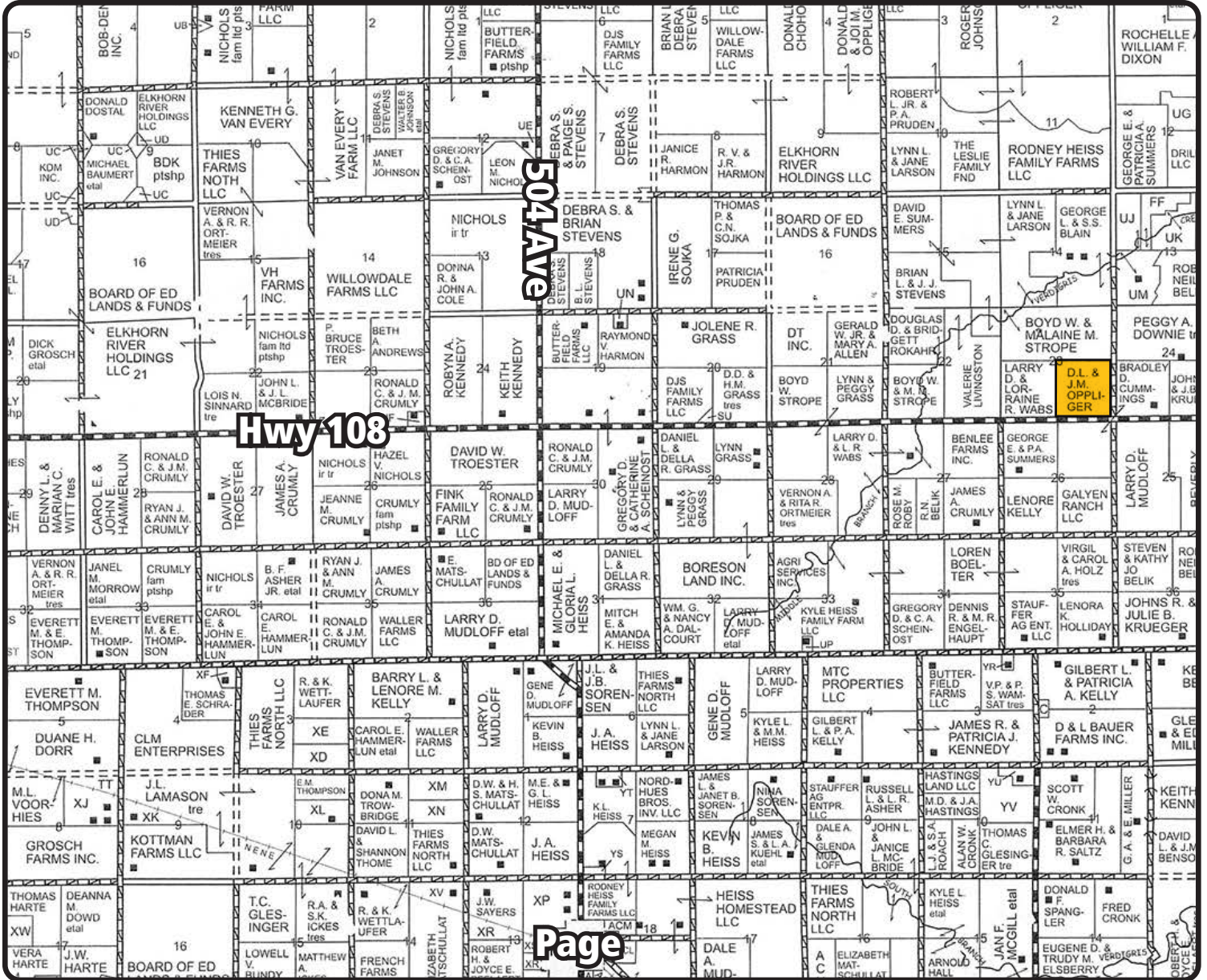
Subject to Seller completing a 1031 tax- deferred exchange.

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

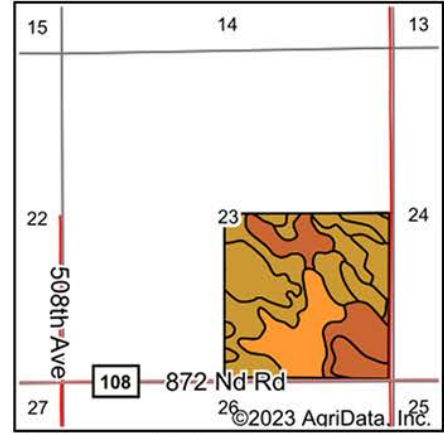
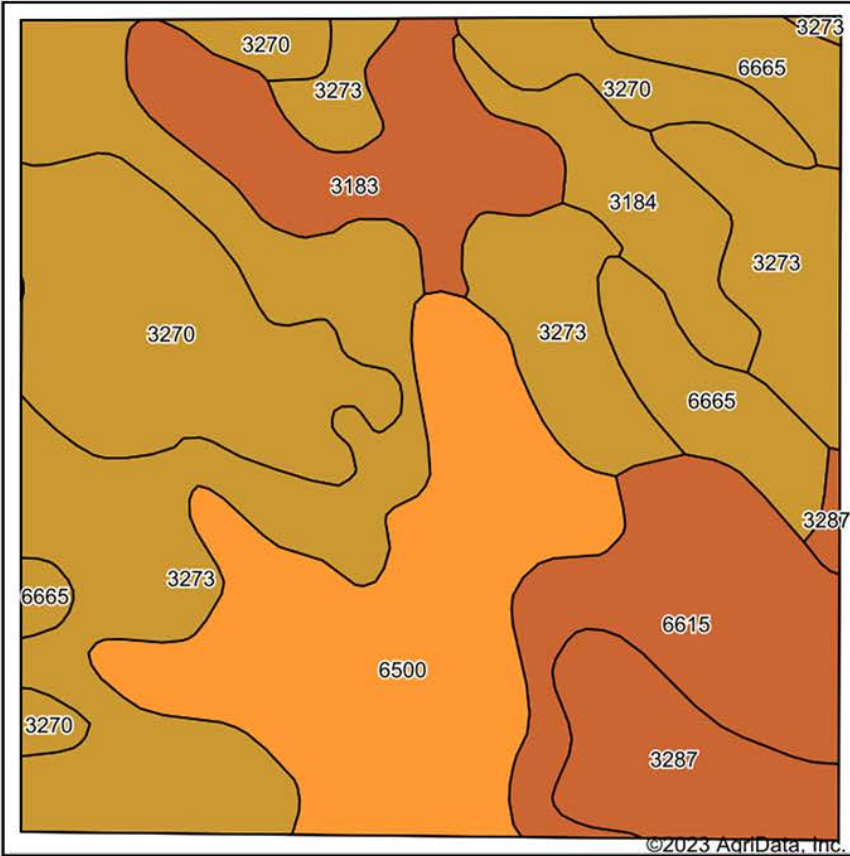




Boundry lines are for visual aid only.



# Soils Map



State: **Nebraska**  
 County: **Holt**  
 Location: **23-29N-9W**  
 Township: **Iowa**  
 Acres: **157.24**  
 Date: **8/21/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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
3273	Oneill-Meadin fine sandy loams, 6 to 11 percent slopes	47.05	29.9%		Vle	IVe	31
6500	Bazile loam, 0 to 2 percent slopes	29.56	18.8%		Ils	Ie	63
3270	Oneill-Meadin fine sandy loams, 11 to 30 percent slopes	24.82	15.8%		Vle		18
6615	Bazile silt loam, 2 to 6 percent slopes	15.73	10.0%		Ille	Ille	60
3183	Jansen loam, 0 to 2 percent slopes	13.11	8.3%		Ils	Ils	52
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	10.55	6.7%		Vle		18
3287	Paka loam, 3 to 9 percent slopes, eroded	9.41	6.0%		Ille	IVe	54
3184	Jansen loam, 2 to 6 percent slopes	7.01	4.5%		Ille	Ille	50
<b>Weighted Average</b>					<b>4.30</b>	<b>*-</b>	<b>41</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.