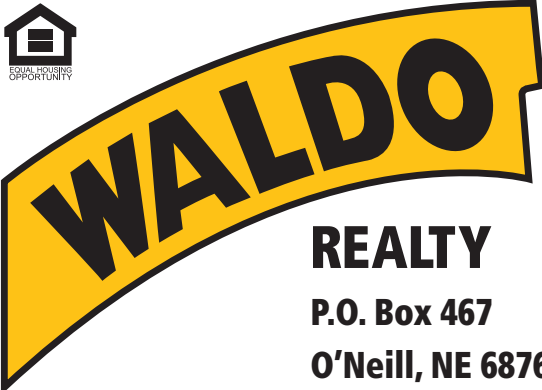




FOR SALE

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 Emmet, NE ½ mile west on US Hwy 20, 1 mile north, then ¼ mile west to the subject property.

LEGAL DESCRIPTION: E1/2 NW1/4; W1/2 NE1/4 Section 15, Township 29, Range 13 West of the 6th P.M., Holt County, Nebraska.

EQUIPMENT LIST:

Valley Pivot (Serial # 1811216)
Cummins Power Unit
Amarillo Gearhead
Western Land Roller Pump
Fertilizer
1000 Gallon Fuel Tank

WELL INFORMATION:

GPM	900
Well Depth	100'
Static Level	4'
Pump Level	68'
Col. Diam.	8"

PROMINENT SOILS: Boelus loamy sands, lpage loamy sands, Elsmere loamy fine sands

FSA INFORMATION:

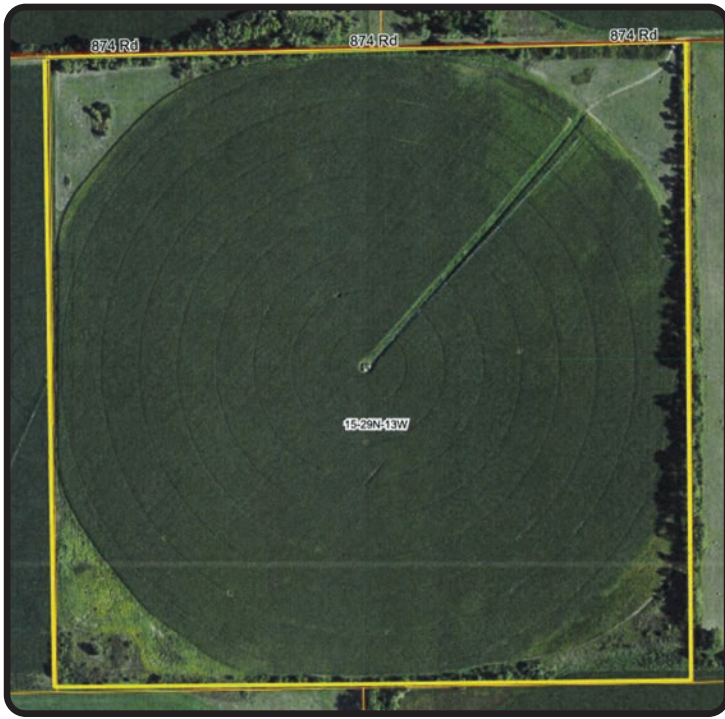
Total Cropland Acres:	154.16	
Corn Contract Acre Base:	141.30	PLC Yield: 125 Bu.
Soybean Contract Acre Base:	.70	

REAL ESTATE TAXES: \$5,446

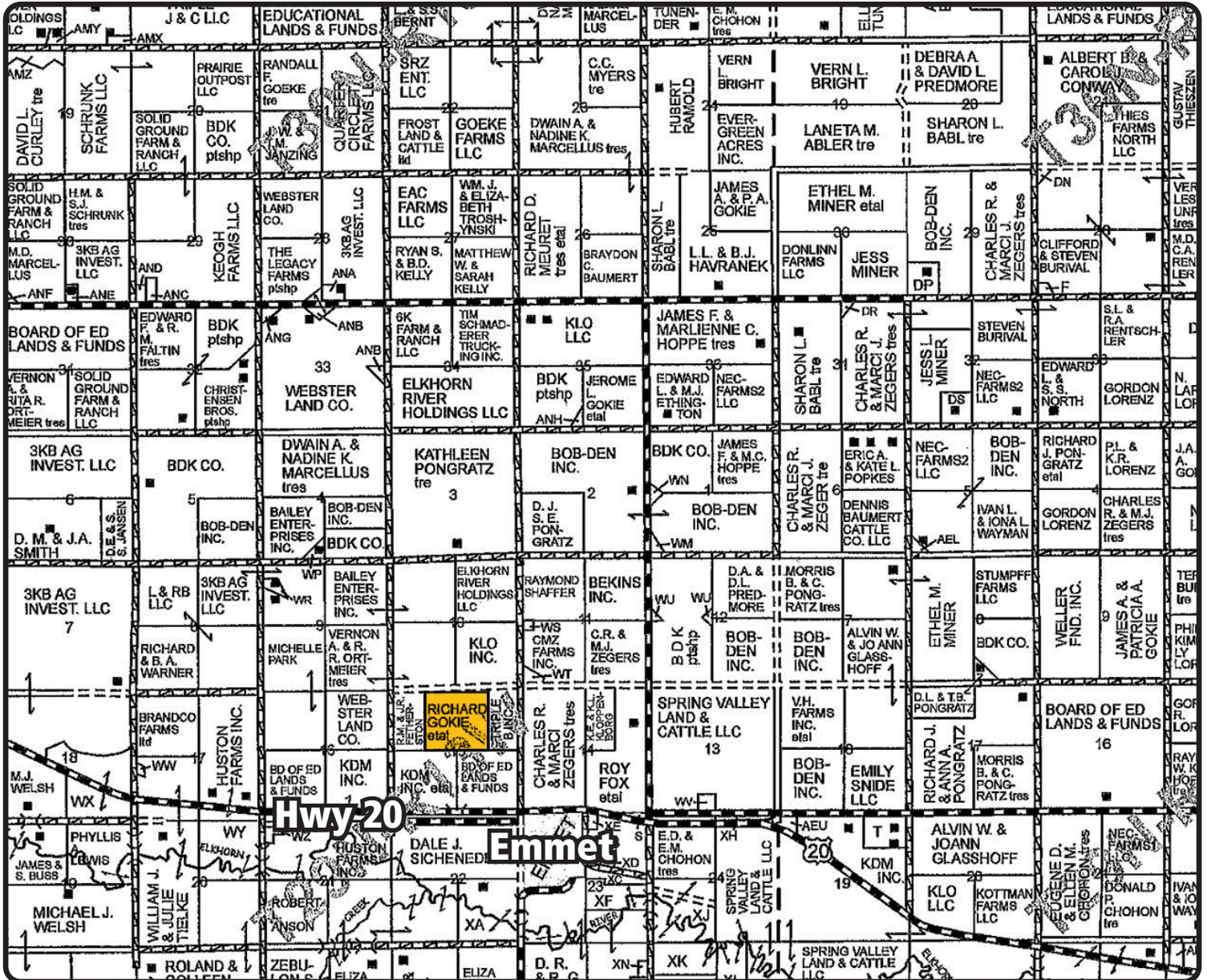
PRICE & TERMS: \$1,312,000

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

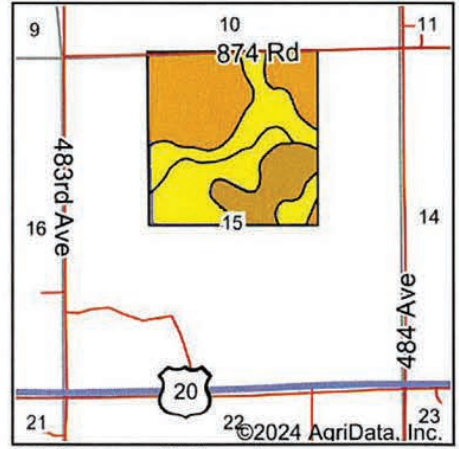
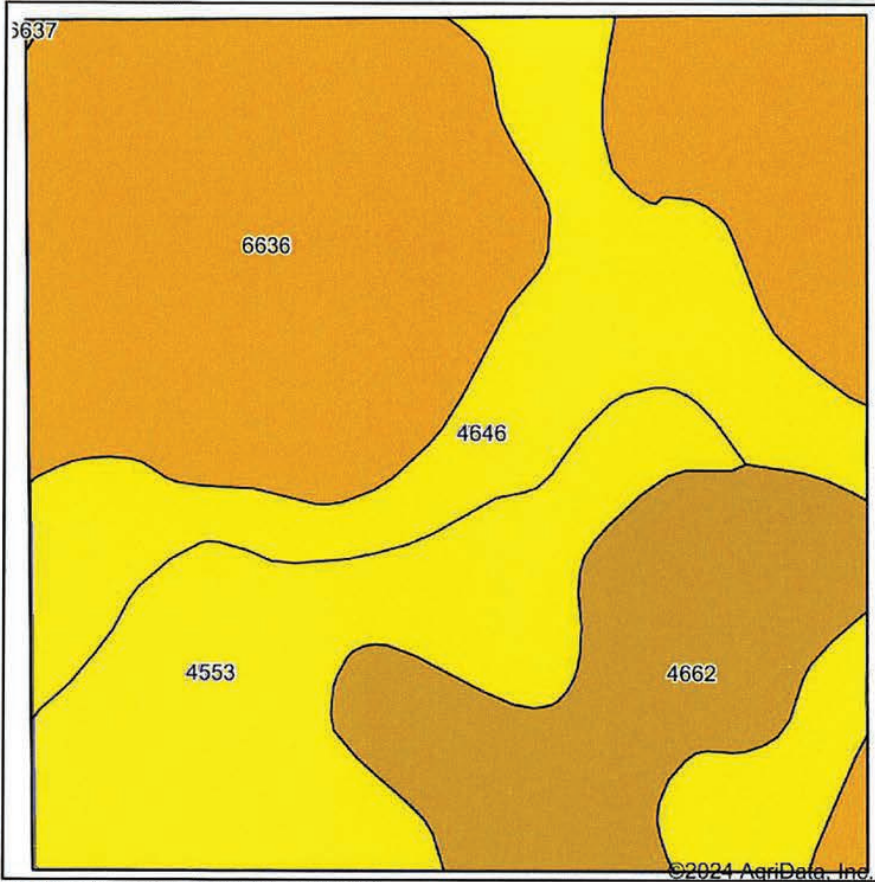




Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **15-29N-13W**
 Township: **Emmet**
 Acres: **164.92**
 Date: **11/22/2024**



Maps Provided By:






 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: NE089, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
6636	Boelus loamy fine sand, 0 to 2 percent slopes	66.57	40.3%		IIIe	IIIe	
4646	Ipaga loamy fine sand, 0 to 3 percent slopes	37.69	22.9%		IVe	IVe	
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	33.62	20.4%		IVw	IVw	28
4662	Loup fine sandy loam, 0 to 1 percent slopes	26.97	16.4%		Vw		29
6637	Boelus loamy fine sand, 2 to 6 percent slopes	0.07	0.0%		IIIe	IIIe	
Weighted Average					3.76	*-	10.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

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