



**FOR SALE**

**80 +/- 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:** 80 +/- Acres

**PROPERTY LOCATION:** From O'Neill, NE 10.5 miles north on US Highway 281 to 883 road then 3 miles west to the junction of 883rd and 489th avenue then  $\frac{3}{4}$  mile south to the subject property.

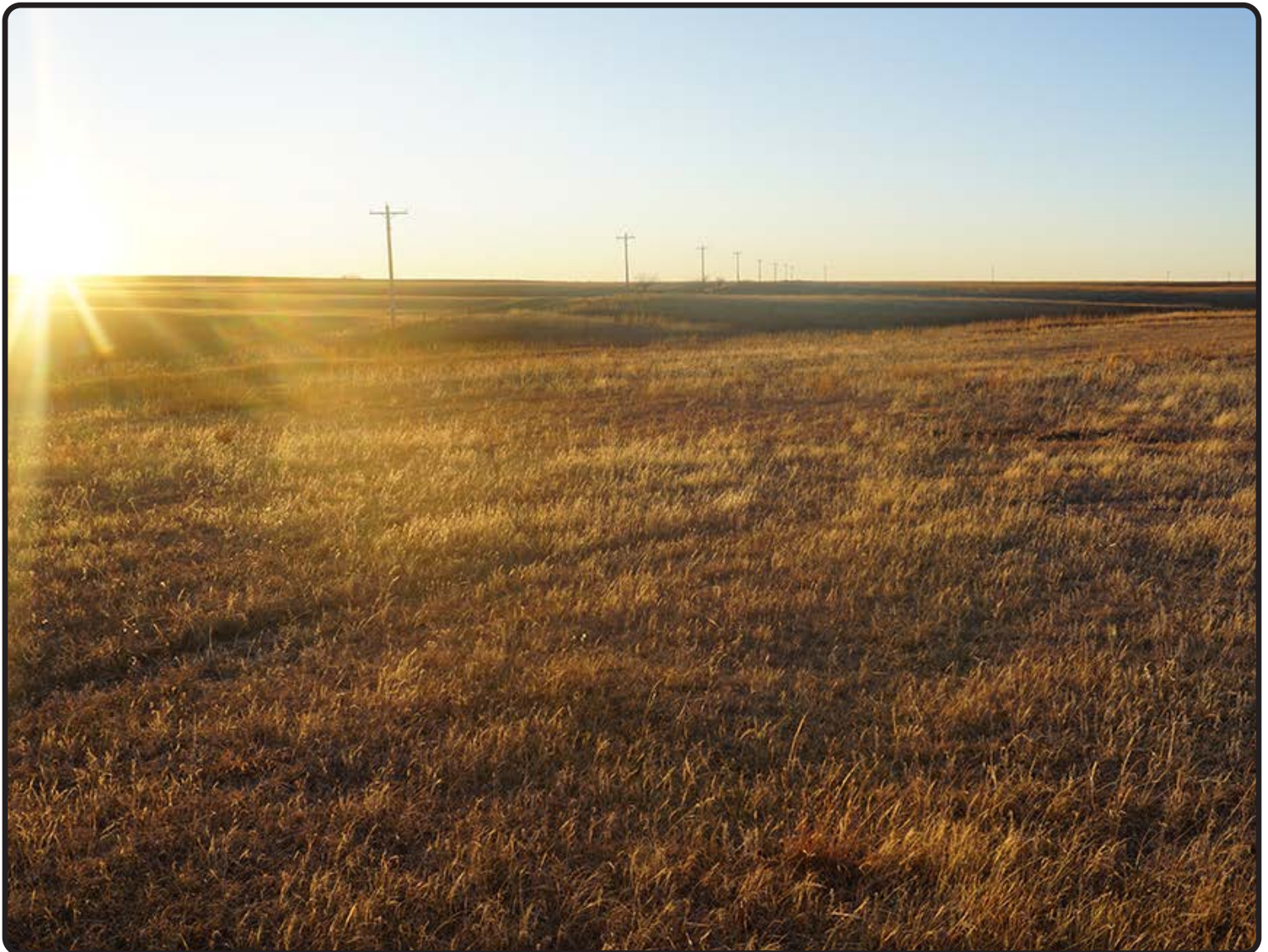
**LEGAL DESCRIPTION:** The S  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 33, Township 31, Range 12 West of the 6 th P.M., Holt County, Nebraska.

**PROPERTY DESCRIPTION:** This property offers densely populated upland grasses currently being used as upland hay production. The property can be transitioned to hard grass pasture by adding a stock well and some fencing.

**REAL ESTATE TAXES:** Approximately \$1,260.00 (Subject to Holt County Treasurer Assessment)

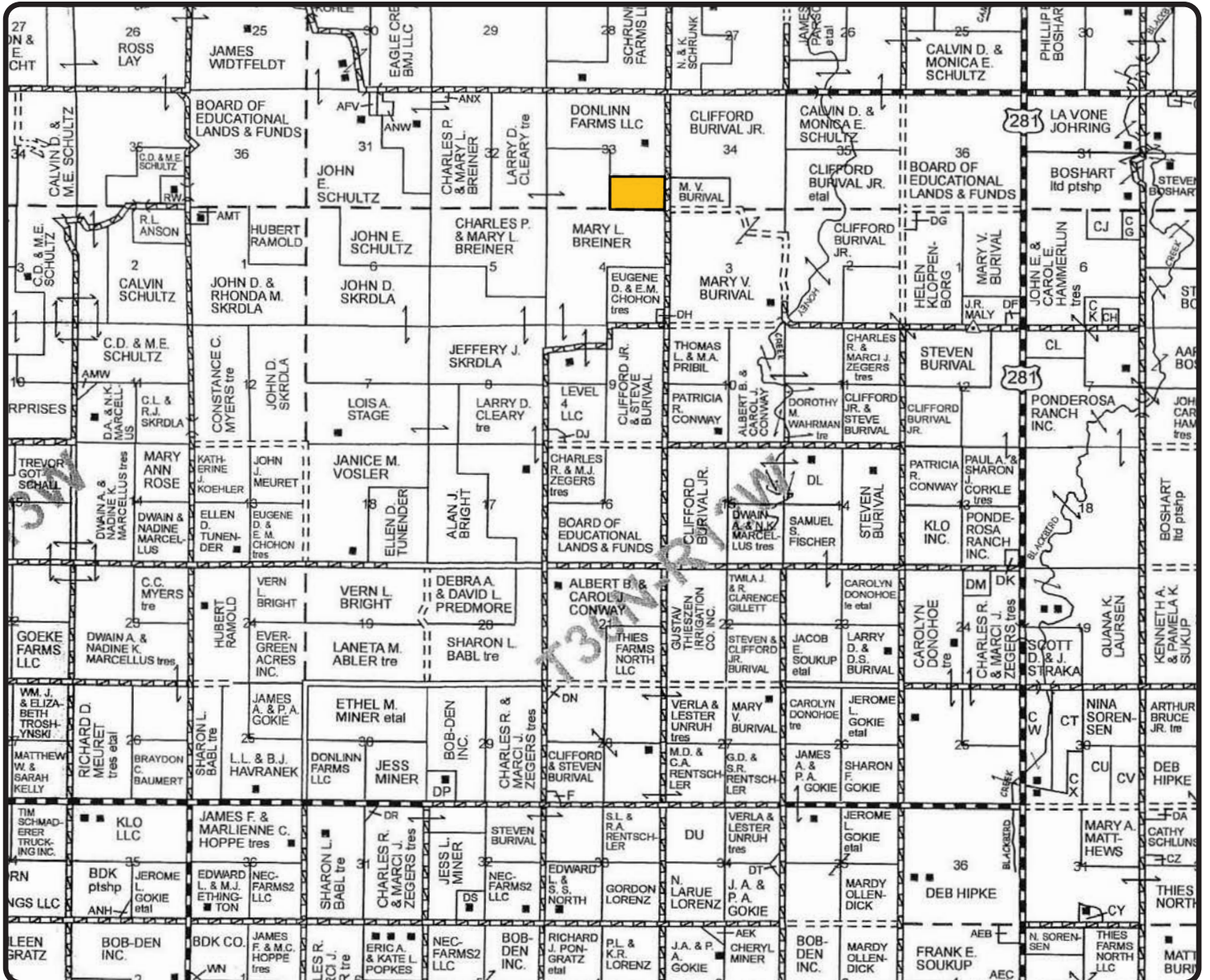
**PRICE & TERMS:** \$168,000 or \$2,100 per acre.

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

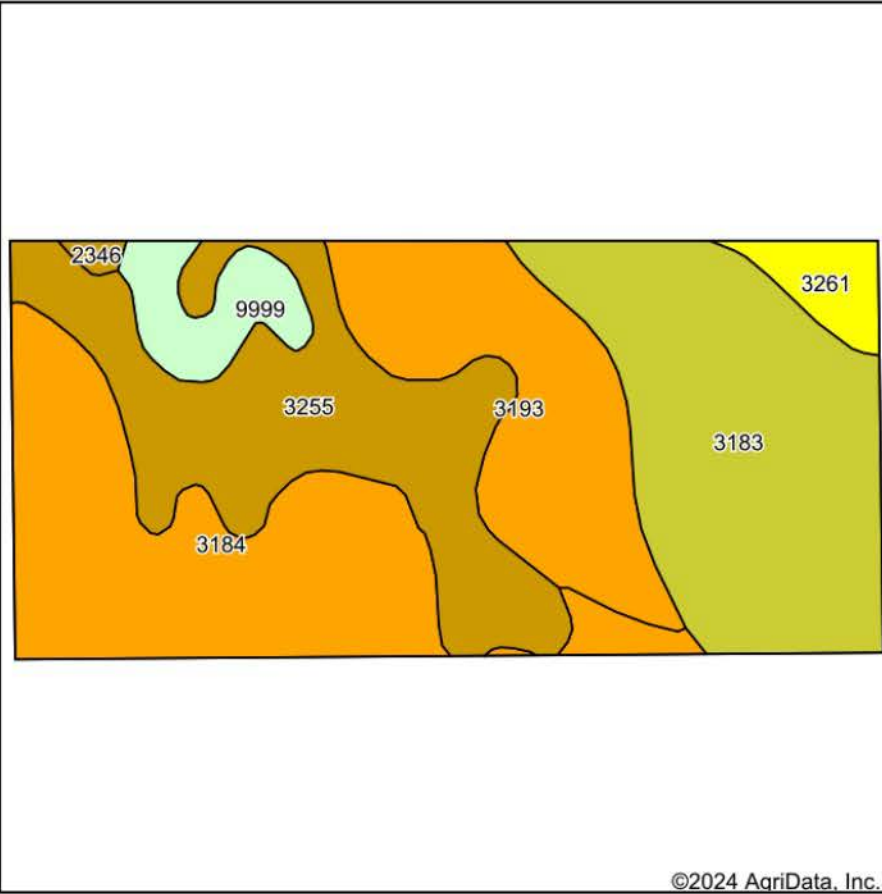




Boundry lines are for visual aid only.

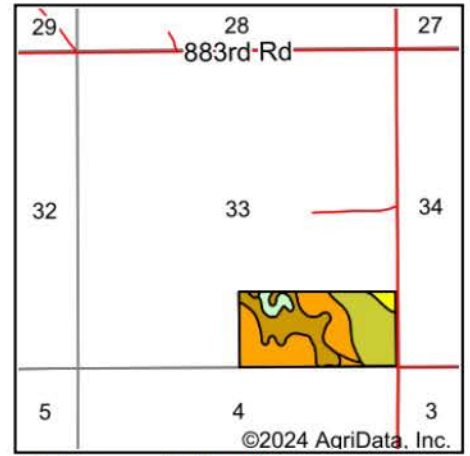


# Soils Map



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Soils data provided by USDA and NRCS.



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State: **Nebraska**  
 County: **Holt**  
 Location: **33-31N-12W**  
 Township: **Rock Falls**  
 Acres: **74.63**  
 Date: **12/30/2024**



Maps Provided By:



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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
3183	Jansen loam, 0 to 2 percent slopes	20.06	27.0%		IIs	IIs	52
3184	Jansen loam, 2 to 6 percent slopes	18.69	25.0%		IIIe	IIIe	50
3255	Meadin sandy loam, 2 to 30 percent slopes	17.42	23.3%		VIs		21
3193	Jansen-Meadin loams, 2 to 6 percent slopes	12.63	16.9%		IIIe	IIIe	47
9999	Water	3.43	4.6%				0
3261	Oneill fine sandy loam, 2 to 6 percent slopes	2.07	2.8%		IVe	IVe	37
2346	Inavale sand, channeled, frequently flooded	0.33	0.4%		VIw		22
<b>Weighted Average</b>					<b>*-</b>	<b>*-</b>	<b>40.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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