

1,000 +/- Acres – Holt County, NE
Offered in 6 Tracts

AUCTION

Live & Online Simulcast Bidding
February 28th, 2025 – 1:30 P.M.
Atkinson Community Center – Atkinson, NE



WALDO

REALTY
P.O. Box 467
O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

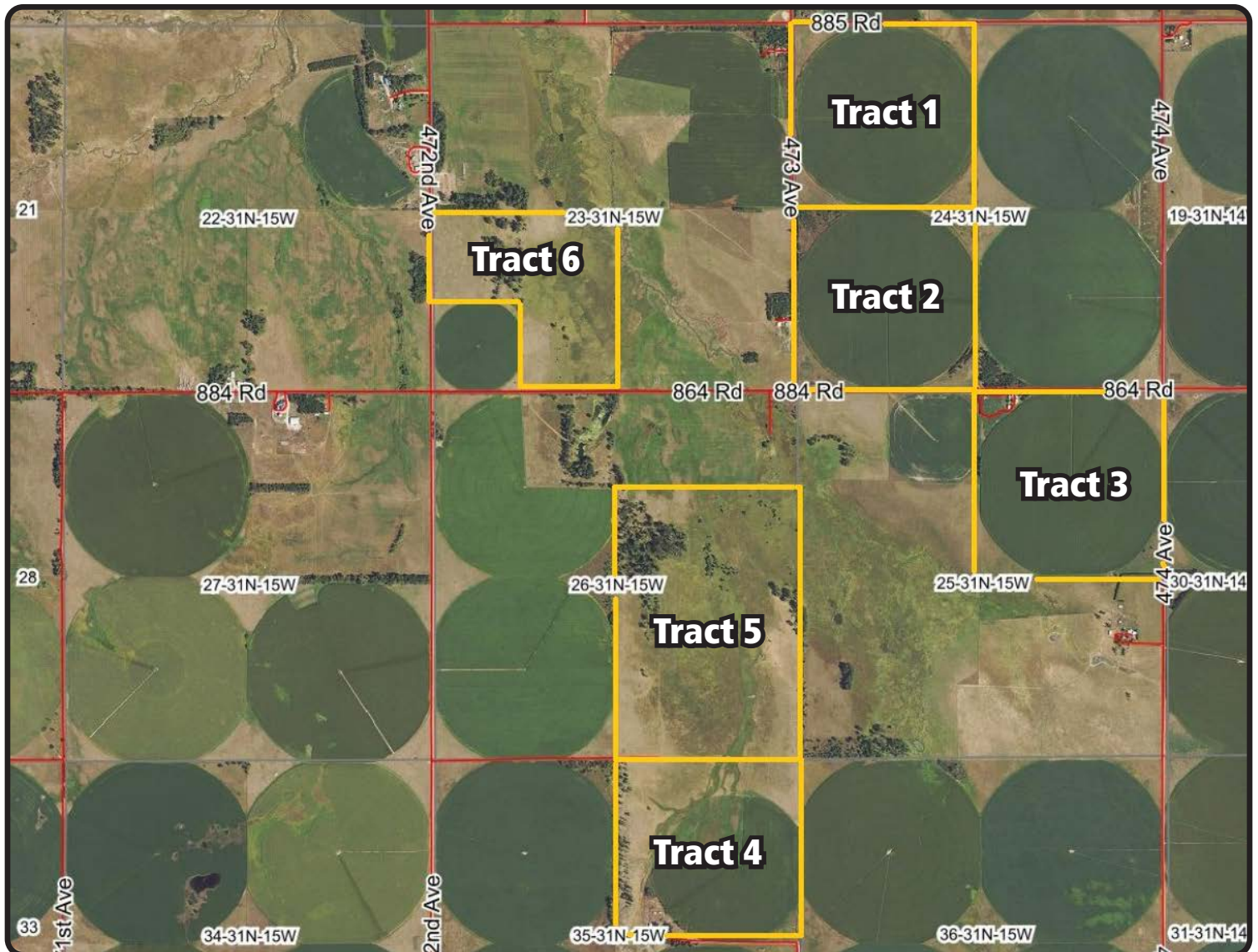
402.336.4110
www.waldorealty.net

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

DEEDED ACRES: 1,000 Acres More or Less Offered in 6 Tracts

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-6 and may choose one or more tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue on tracts 1-6 until all tracts 1-6 have been "Reserved". No tracts will be combined and re-offered.

TERMS & CONDITIONS: The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing **on or before April 15th, 2025**. The possession will be on date of closing. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. The cost of survey, if required, and title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, even though due diligence was practiced by the seller and the seller's agents. Any additional survey costs, if any, shall be the responsibility of the buyer(s). Potential buyer(s) are hereby advised that Waldo Realty and all representatives thereof represent the seller throughout the sale process. Any announcements made on the day of the sale supersede any previously given information. Final sale is subject to seller approval.



TRACT 1 – DEEDED ACRES: 160 Acres More or Less

PROPERTY LOCATION: From Atkinson, NE, 8 miles north on Hwy 11 then 2 ½ miles west on 885th Road to tract 1

LEGAL DESCRIPTION: NW ¼ Section 24, Township 31, Range 15, West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: Tract 1 consists of Jansen and O'Neill Sandy Loams soils with 2-6% slope. Great access is given by county-maintained roads. This is a very desirable tract.

WELL INFORMATION:

NRD Certified Irrigated Acres - 133.49

Reg. # G-079362

GPM 750

Well Depth 166'

Static Level 29'

Pump Level 120'

Col. Diam. 6"

FSA INFORMATION:

Irrigated Cropland Acres: 132.24

Corn Base Acres: 124.63 PLC Yield: 162 Bu.

REAL ESTATE TAXES: \$4,586.06

EQUIPMENT LIST:

Valley Pivot (Serial # 10895890)

Edelbrok 454 NG Power Unit

Amarillo Gearhead 259790

Pump

Fertilizer Tank

PROMINENT SOILS: Jansen – O'Neill series soils

Boundry lines are for visual aid only.



TRACT 2 – DEEDED ACRES: 160 Acres More or Less

PROPERTY LOCATION: From Atkinson, NE, 7 miles north on Hwy 11 then 3 ½ miles west on 884th Road to the southern border of the subject property.

LEGAL DESCRIPTION: SW ¼ Section 24, Township 31, Range 15, West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: Tract 2 offers sandy loam soils with 2-6% slope. Great access from county – maintained road. There's a livestock well and good winter protection by a mature shelter belt in the NW corner.

WELL INFORMATION:

NRD Certified Irrigated Acres - 129.46

Reg. #	G-029690
GPM	700
Well Depth	128'
Static Level	35'
Pump Level	65'
Col. Diam.	8"

FSA INFORMATION:

Irrigated Cropland Acres: 129.19
Corn Base Acres: 124.63 PLC Yield: 162 Bu.
*Subject to FSA Recon.

REAL ESTATE TAXES: \$4,586.06

EQUIPMENT LIST:

Zimmatic Pivot P-499658
Edelbrok 454 Natural Gas Power Unit
Amarillo Gearhead 17485
Western Land Roller Pump
2 – Fertilizer Tanks

PROMINENT SOILS: Jansen – O'Neill series soils

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TRACT 4 – DEEDED ACRES: 160 Acres More or Less

PROPERTY LOCATION: From Atkinson, NE, 2 miles west on US Hwy 20 to 473rd Ave. then 4.5 miles north to the subject property.

LEGAL DESCRIPTION: NE ¼ Section 35, Township 31 North, Range 15, West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: Tract 4 offers a modest set of improvements that includes a home, steel building, barn with pipe corrals. There's approximately 60 acres of high carrying pasture along with 106.65 irrigated acres presently in corn production and meadow hay. **(Personal Representatives have no knowledge of the property and have elected to not supply a property disclosure)**

WELL INFORMATION:

NRD Certified Irrigated Acres - 63.33

Reg. #	—
GPM	700
Well Depth	—
Static Level	5'
Pump Level	10'
Col. Diam.	Centrifugal pump

FSA INFORMATION:

Irrigated Cropland Acres: 106.65
Corn Base Acres: 98.5 PLC Yield: 162 Bu.
*Subject to FSA Recon.

REAL ESTATE TAXES: \$3,470.46

EQUIPMENT LIST:

Reinke Pivot 0916-67600 (Approximately 5200 hours)
Ford power unit – propane
Centrifugal pump
House- steel building
Numerous sheds and a barn
Corrals

PROMINENT SOILS:

Elsmere fine loam – Loup fine sandy loam

Boundry lines are for visual aid only.



TRACT 5 – DEEDED ACRES: 240 Acres More or Less

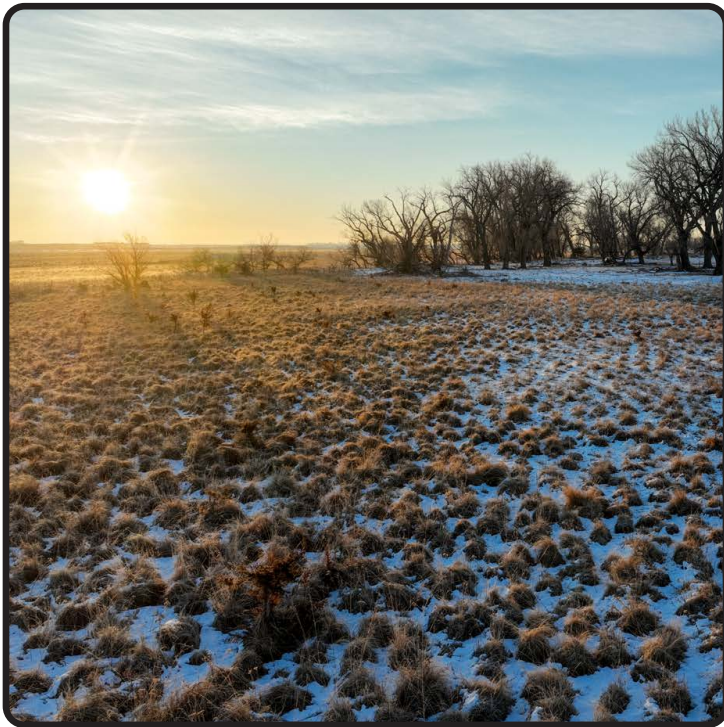
PROPERTY LOCATION: From Atkinson, NE, 3 miles west on US Hwy 20 then 5 ¼ miles north on 472nd Ave. then ½ mile east on a trail Rd.

LEGAL DESCRIPTION: S ½ NE ¼ and the SE ¼ Section 26, Township 31, Range 15, West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This tract offers high carrying pasture with windmill and tanks or could be utilized for hay production.

PROMINENT SOILS: Loup fine sandy loam – Elsmere loamy fine sand

REAL ESTATE TAXES: \$2,291.46



Boundry lines are for visual aid only.



TRACT 6 – DEEDED ACRES: 120 More or Less

PROPERTY LOCATION: From Atkinson, NE, 3 miles west on US Hwy 20 then 6 ¼ miles north on 472nd Ave. to subject property.

LEGAL DESCRIPTION: N ½ SE ¼ of the SW ¼ in Section 23, Township 31, Range 15 west of the 6th P.M., Holt County, NE.

PROPERTY DESCRIPTION: This is a high carrying capacity pasture with live water in the SE and NE corners of the property.

PROMINENT SOILS: Elsmere Loamy fine sand, Pivot Loam and Beolus Loamy fine sand

REAL ESTATE TAXES: \$1,158.25



Boundry lines are for visual aid only.





Tract 1



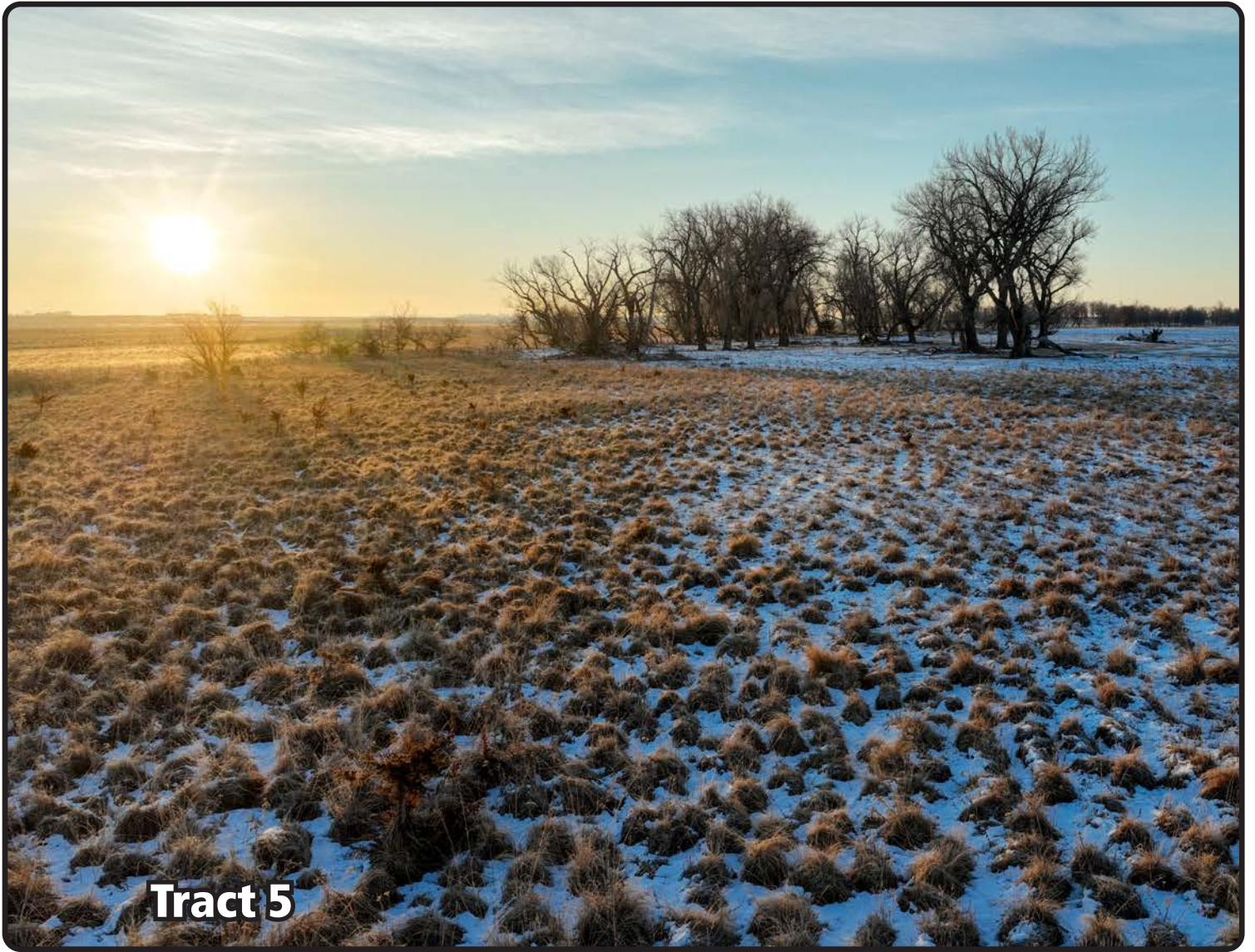
Tract 2



Tract 3



Tract 4



Tract 5



Tract 6