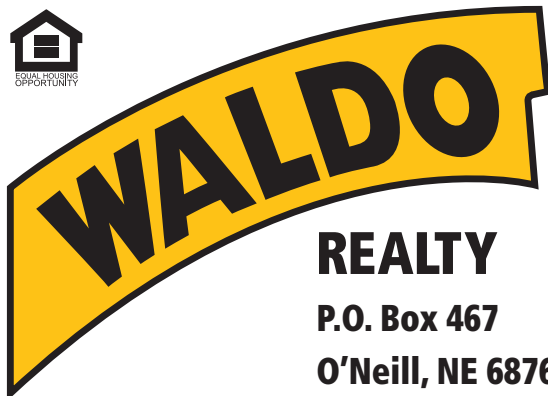


1,575.32 +/- Acres – Rock County, NE
Offered in 7 Tracts



AUCTION

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



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

Contact Waldo Realty for further
information on this property.

402.336.4110
www.waldorealty.net

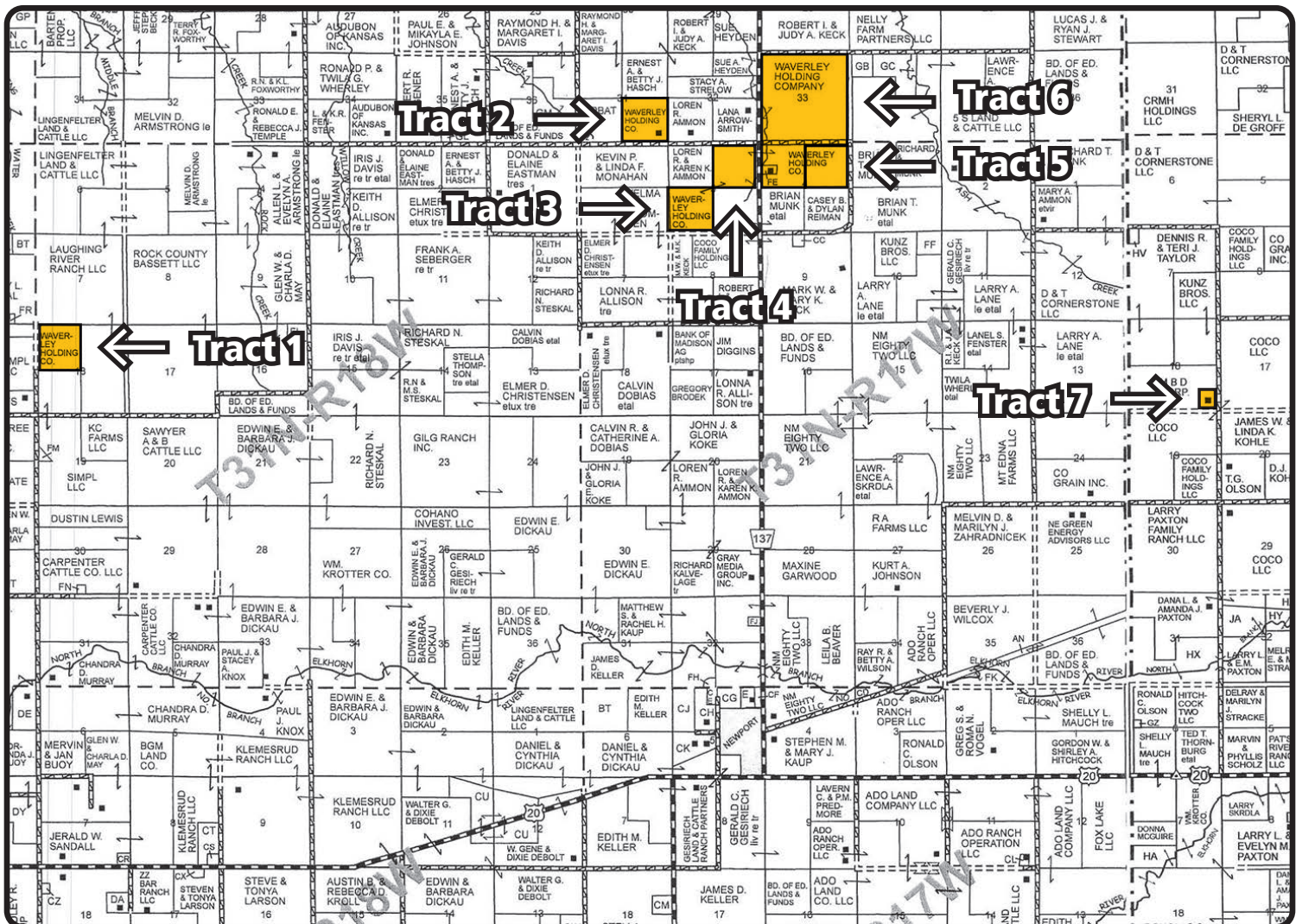
Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

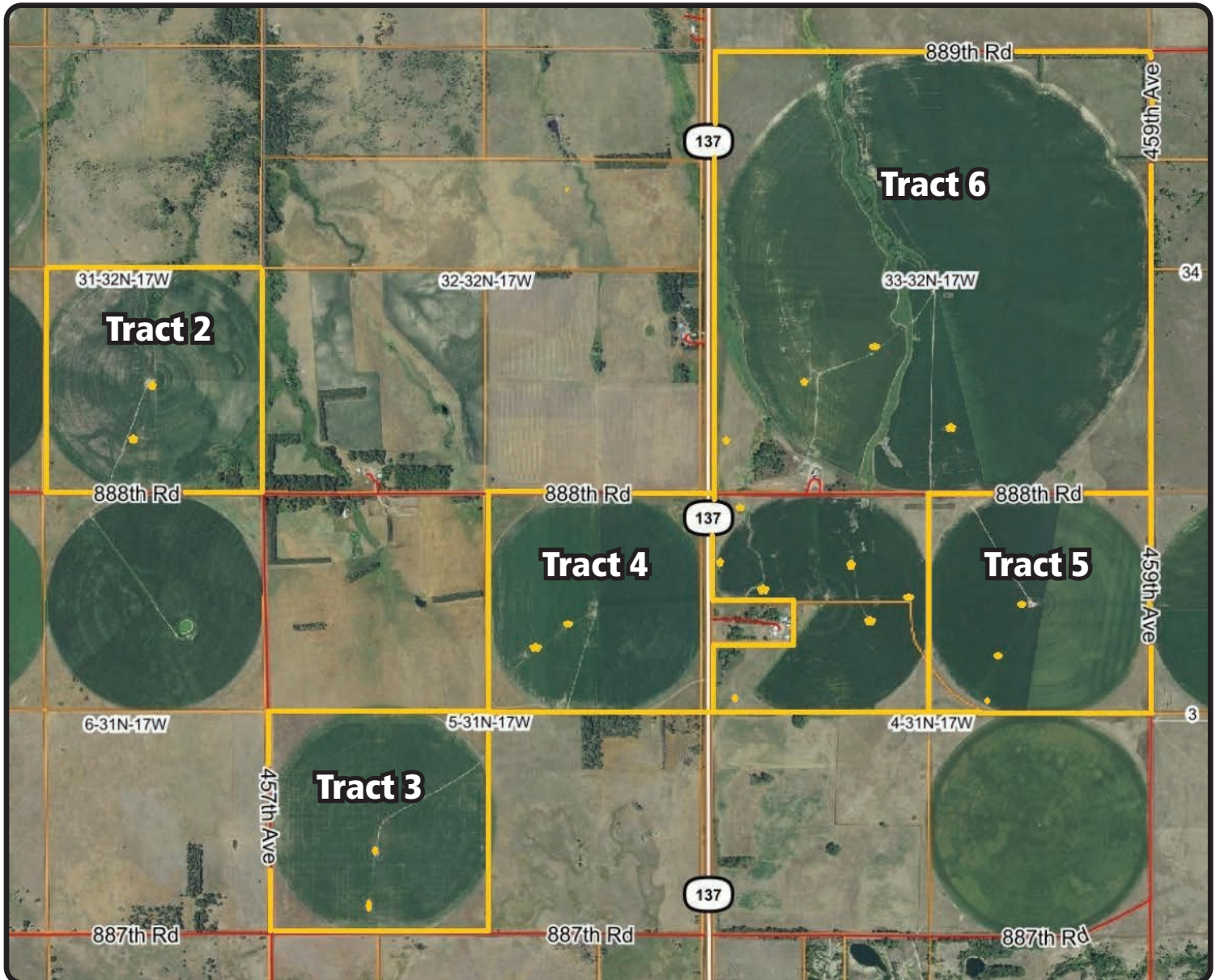
DEEDED ACRES: 1,575.32 +/- acres being offered in 7 tracts

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-7 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 1-7 until all tracts 1-7 have been "Reserved". (Any offers made prior to sale date would be entertained by the Sellers)

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 May 1st, 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 shall supersede any previously given information. Final sale is subject to seller approval.

SELLERS: Waverley Holding Company





TRACT 1 – DEEDED ACRES: 160 +/-

PROPERTY LOCATION: From Bassett NE, 4 miles north on Hwy 7 then 3 miles east on 885th Road and ½ mile north on 450th Avenue to the subject property or from the junction of US Hwy 20 and 450th Avenue 6 ½ miles north to subject property.

LEGAL DESCRIPTION: NW ¼ Section 18, Township 31 North, Range 18 West of the 6th P.M., Rock County, NE.

PROPERTY DESCRIPTION: This tract offers sandy loam soils with 0-6% slope. A stock well is located east of a mature shelter belt for fall grazing.

WELL INFORMATION:	GPM	Static Level	Pump Level	Well Depth	Column Diameter
G-056066	400	37'	110'	240'	7"
G-056067	650	21'	110'	235'	7"

FSA INFORMATION:

NRD Certified Acres	129.11	
Irrigated Acres	129.08	
Cropland Acres	130.84	
Corn Base Acres	129.08	PLC Yield: 157 Bu.

PROMINENT SOILS: Valentine Loamy Fine Sand, Pivot, Loamy sand and lpage loam

REAL ESTATE TAXES: \$3,642.62

EQUIPMENT LIST:

Valley Pivot S#10738271
US Motor 60 H.P. (No Serial #)
Sargent Pump S#04779
Helper Well
Submersible Pump at Pivot Point
Fertilizer Tank
Stock Well



TRACT 2 – DEEDED ACRES: 160 +/-

PROPERTY LOCATION: From Newport NE 6 ½ miles north on Hwy 137 then 1 mile west on 888th Road to the subject property.

LEGAL DESCRIPTION: SE ¼ Section 31, Township 32 North, Range 17 West of the 6th P.M. Rock County, NE.

PROPERTY DESCRIPTION: Tract 2 offers 0-2% slope with the heaviest loamy soils in this offering. Accessed by a county-maintained road.

WELL INFORMATION:	GPM	Static Level	Pump Level	Well Depth	Column Diameter
G-151874	700	20'	140'	160'	8"
G-165692	250	12'	150'	170'	4"

FSA INFORMATION:

NRD Certified Acres	122.54	
Cropland Acres	137.72	
Corn Base Acres	117.51	PLC Yield: 161 Bu.

PROMINENT SOILS: Pivot Loamy Sand, Ord Loam, O'Neill Meadin Loams 0-2% Slope

REAL ESTATE TAXES: \$2,800.96

EQUIPMENT LIST:

Valley Pivot (No Serial #)
Cummings Power Unit S#361146
Amarillo Gearhead S#234351
Lima Generator 40 KW
Grosch Pump
2 Fuel Tanks
Helper Well
Submersible Pump



TRACT 3 – DEEDED ACRES: 160 +/-

PROPERTY LOCATION: From Newport NE 5 ½ miles north on Hwy 137 then ½ mile west on 887th Rd to the subject property.

LEGAL DESCRIPTION: SW ¼ Section 5, Township 31 North, Range 17 West of the 6th P.M., Rock County, NE.

PROPERTY DESCRIPTION: Tract 3 lies with 0-2% slope with Pivot loamy soils with access by a county road. May be the most attractive of all units.

WELL INFORMATION:	GPM	Static Level	Pump Level	Well Depth	Column Diameter
G-061195	850	6'	150'	195'	8"
G-151499	250	9'	110'	170'	4"

FSA INFORMATION:

NRD Certified Acres 132.55
Cropland Acres 132.03
Corn Base Acres 127.64 PLC Yield: 157 Bu.

*Subject to FSA Re-Con

PROMINENT SOILS: Pivot loamy sand 0-2% slope

REAL ESTATE TAXES: Approximately \$3,902.84
(To be reassessed)

EQUIPMENT LIST:

Lockwood with Valley Controls
Cumming Power Unit S#361474
Randolph Gearhead S#85449
Lima Generator LM # 348268-0400 40 KW
Fairbanks Pump
Helper Well
Submersible Pump



TRACT 4 – DEEDED ACRES: 156 +/-

PROPERTY LOCATION: From Newport NE 6 miles north on Hwy 137 to the subject property.

LEGAL DESCRIPTION: NE ¼ Less Hwy ROW of Section 5, Township 31 North, Range 17 West of the 6th P.M., Rock County, NE.

PROPERTY DESCRIPTION: Tract 4 has Hwy 137 frontage and lies flat with good loamy sand soils.

WELL INFORMATION:	GPM	Static Level	Pump Level	Well Depth	Column Diameter
G-151500	250	11'	160'	170'	4"
G-019084	400	14'	N/A	36'	4"
G-061194	1,000	11'	158'	200'	8"

FSA INFORMATION:

NRD Certified Acres 120.38
Cropland Acres 125.03
Corn Base Acres 127.64 PLC Yield: 157 Bu.

*Subject to FSA Re-Con

PROMINENT SOILS: Pivot loamy sand and
Jansen loamy sand 0-2% slope

REAL ESTATE TAXES: Approximately \$3,902.84
(Subject to Re-Assessment)

EQUIPMENT LIST:

Reinke Pivot S#5741940
Cummings Power Unit S#361359
Grosch Pump
Amarillo Gearhead No S#
2 – Fuel Tanks
Helper Well
North America Motor 30 HP
Mid-American Pump S#75844
Helper Well
Submersible Pump



TRACT 5 – DEEDED ACRES: 160 +/-

PROPERTY LOCATION: From Newport, NE 6 ½ miles north on Hwy 137 then a ½ mile east on 888th Road to the subject property.

LEGAL DESCRIPTION: NE ¼ of Section 4, Township 31 North, Range 17 West of the 6th P.M., Rock County, NE.

PROPERTY DESCRIPTION: Tract 5 lies nicely with 0-2% slope with Vetal loam and oneill sand loam soils. Good access by county road. The diesel power unit is equipped with a natural gas sniffer component. If sold separately, it shall be disconnected at Buyer's expense.

WELL INFORMATION:	GPM	Static Level	Pump Level	Well Depth	Column Diameter
G-081049	400	11'	106'	165'	N/A
G-146956	220	23'	140'	160'	4"
G-146955	220	24'	140'	160'	4"

FSA INFORMATION:

NRD Certified Acres	134.26	
Cropland Acres	135.36	
Corn Base Acres	114.75	PLC Yield: 157 Bu.

PROMINENT SOILS: O'Neill Sandy Loam, Pivot Loam, Vetal Loam 0-2% Slope

REAL ESTATE TAXES: Approximately \$3,800
(Subject to Re-Assessment)

EQUIPMENT LIST:

Reinke Pivot S#3721347
Cumming Power unit #360936 w/NG Sniffer
Amarillo Gearhead No S#
Western Land Roller Pump
Lime Generator S#A82823BB
2- Fuel Tanks
1- Fertilizer Tank
Helper Well
2- Submersible Pumps



TRACT 6 – DEEDED ACRES: 776.32 +/-

PROPERTY LOCATION: From Newport, NE 7 miles north on Hwy 137 to subject property lying on the east side of the Hwy.

LEGAL DESCRIPTION: All of Section 33, Less Hwy ROW Township 32 North, Range 17; Part of the NW ¼ of Section 4, Township 31 North, Range 17 all West of the 6th P.M., Rock Count, NE.

PROPERTY DESCRIPTION: Tract 6 is a unique offering with 2-pivots, one being a 17-tower pivot located on Section 33 and the other being a 7-tower pivot on the NW ¼ of Section 4. Prospective Buyers should design their own irrigation methods to capitalize on the Loamy sand soils. A shop and grain storage are included near the county-maintained road.

WELL INFORMATION:	GPM	Static Level	Pump Level	Well Depth	Column Diameter
G-060965A	750	13'	155'	158'	6"
G-060965D	220	15'	90'	111'	5"
G-151875	150	15'	91'	120'	4"
G-151873	150	15'	90'	120'	4"
G-092395	450	16'	101'	169'	6"
G-169034	450	26'	105'	160'	6"
G-169032	450	27'	105'	160'	6"
G-187511	50	8'	N/A	168'	N/A
G-060965C	700	10'	155'	160'	6"
G-080200	450	7'	137'	161'	N/A
G-060965B	6750	15'	145'	160'	6"

FSA INFORMATION:

NRD Certified Acres 605.94
Cropland Acres 614.49
Corn Base Acres 593.97 PLC Yield: 157 Bu.

PROMINENT SOILS:

Oneill Sandy loam, Vetal Loam,
and Oneill Median Sandy loams.

REAL ESTATE TAXES: Approximately \$6,895.96 (Subject to Re-Assessment)

CONTINUED →



TRACT 6 – EQUIPMENT LIST:

Valley Pivot S# 11310603

Cummings Power Unit 125KW S# 580mg1166

Amarillo Gearhead #301290

1- Fuel Tank

1- Fertilizer Tank

Helper Well

Cummings Power Unit S# 46102848

Randolph Gearhead #61305

Fairbanks Pump No Serial #

2 – Fuel Tanks

Helper Well

Zimmatic Pivot No Serial #

Cummings Power Unit S# 4235596

Franklin Centrifical Booster Pump

Helper Wells

North American Electric 15 HP Motor #1502002-SB-YS

- Western Land Roller Pump #8205680

US Motor #6973/yo6y011R05F

- Western Land Roller Pump #8205679

Cumming Power Unit #971960

- Randolph Gear Head #83190

- Verti-Line Pump #35672281

North America 50 HP Motor # 2002027-SB-YS

Aurora Pump

American Turbine 40 HP Motor # 1703035-SB-ys

Grosch Pump

American Turbine Motor #N13604

Randolph Gearhead #99414

Improvements – Brock Grain Bin

- Behlen Quonset



TRACT 7 – DEEDED ACRES: 3 +/-

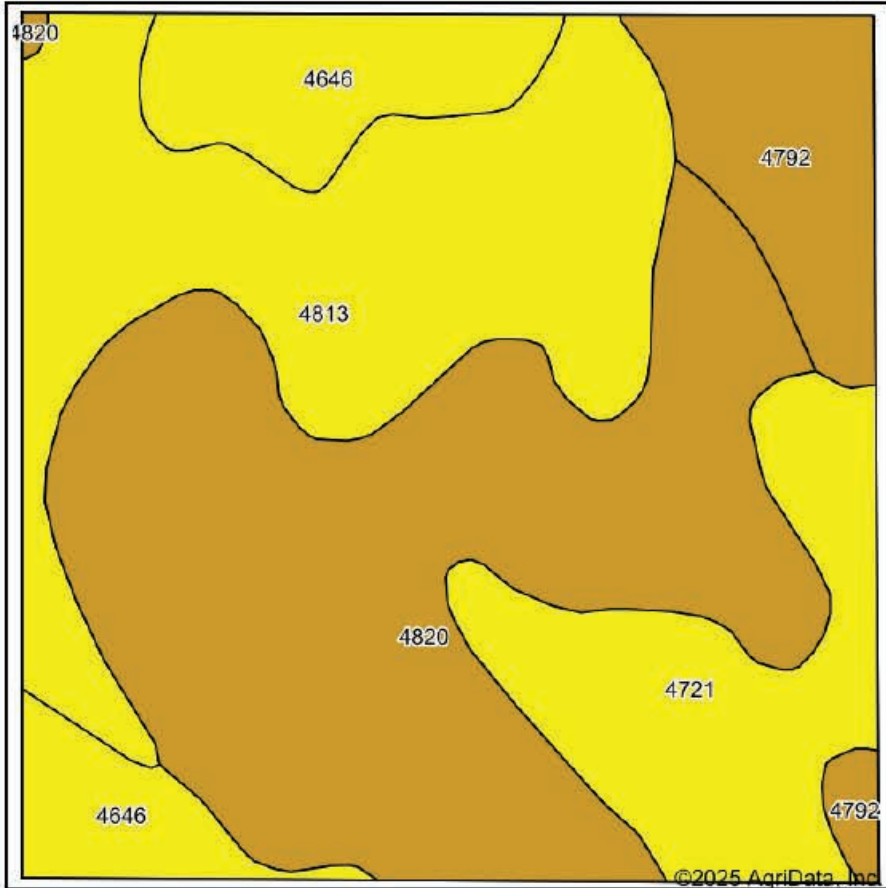
PROPERTY LOCATION: From Newport, NE 5 miles East on US Hwy 20 to 463rd Avenue then 7 miles north to the subject property.

LEGAL DESCRIPTION: Pt. of the SE ¼ Section 18, Township 31, Range 16 west of the 6th P.M., Holt County, NE.

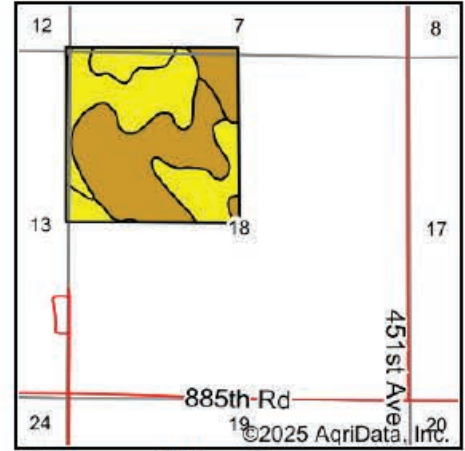
PROPERTY DESCRIPTION: This tract offers 4 – 18,000-bushel grain bins located off a county-maintained road.

REAL ESTATE TAXES: \$108.28

Tract 1 Soils



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Rock**
 Location: **18-31N-18W**
 Township: **Long Pine**
 Acres: **161.89**
 Date: **2/3/2025**



Maps Provided By:

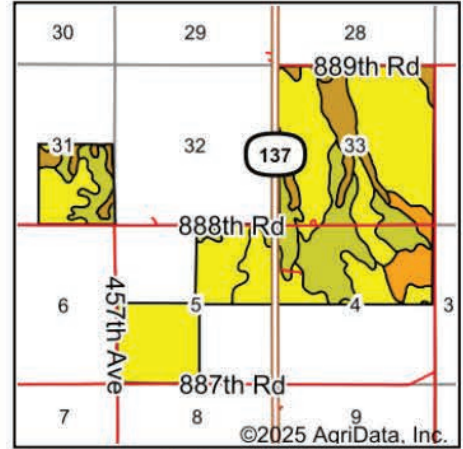
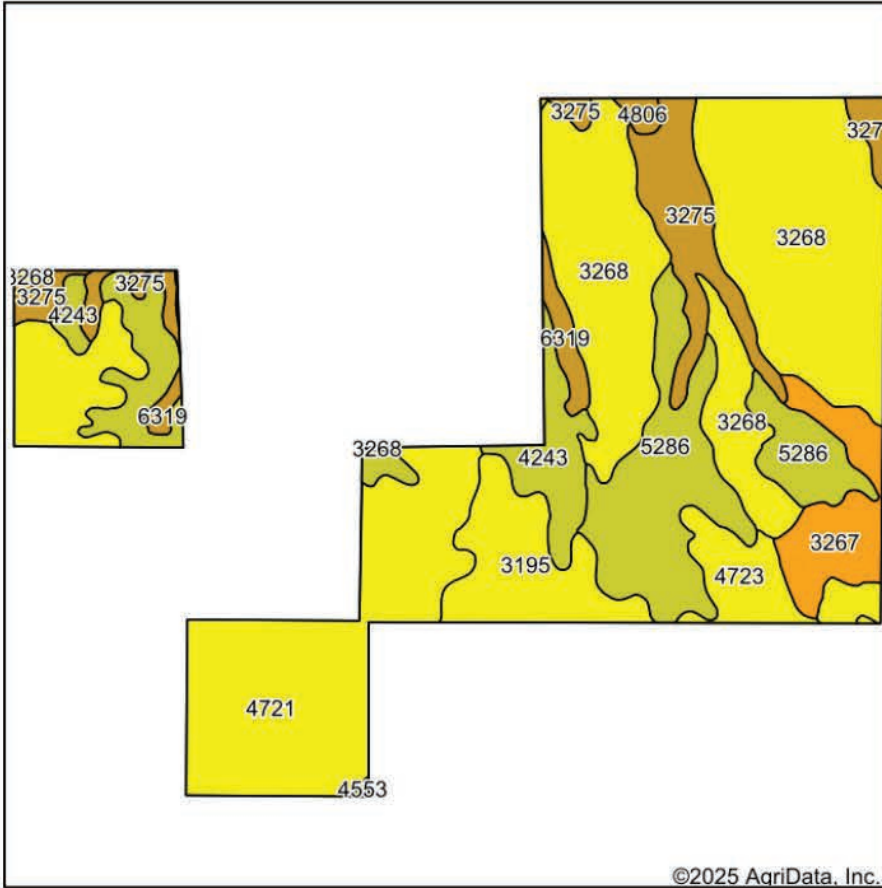


Area Symbol: NE149, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	66.41	41.1%		Vle	Ive	
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	42.57	26.3%		Ive	Ive	
4721	Pivot loamy sand, 0 to 3 percent slopes	22.24	13.7%		Ive	IIIe	33
4646	Ipage loamy fine sand, 0 to 3 percent slopes	17.02	10.5%		Ive	Ive	
4792	Valentine fine sand, 3 to 9 percent slopes, moist	13.65	8.4%		Vle	Ive	
Weighted Average					4.99	3.86	4.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 2-6 Soils



State: **Nebraska**
 County: **Rock**
 Location: **32-32N-17W**
 Township: **Kirkwood**
 Acres: **1404.19**
 Date: **1/16/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: NE149, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
3268	O'Neill sandy loam, 2 to 6 percent slopes	456.04	32.3%		IVe	IVe	41
4721	Pivot loamy sand, 0 to 3 percent slopes	314.15	22.4%		IVe	IIIe	33
5286	Vetal loam, 1 to 3 percent slopes	177.94	12.7%		Ile	Ile	66
4243	Ord loam, rarely flooded	110.58	7.9%		IIw	IIw	24
3275	O'Neill-Meadin sandy loams, 6 to 11 percent slopes	104.66	7.5%		VIe	IVe	35
3195	Jansen loamy sand, 0 to 2 percent slopes	90.03	6.4%		IVe	IIIe	39
3267	O'Neill sandy loam, 0 to 2 percent slopes	66.87	4.8%		IIIe	IIIe	42
4723	Pivot-Valentine complex, 0 to 9 percent slopes	43.88	3.1%		IVe	IIIe	29
6319	Barney-Boel complex, channeled	22.22	1.6%		VIw		23
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	16.79	1.2%		VIe		
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	1.03	0.1%		IVw	IVw	30
Weighted Average					3.75	*-	39.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

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