

80 +/- Acres – Holt County, NE



AUCTION

Live & Online Simulcast Bidding
November 21st, 2025 – 1:00 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: 80 +/- acres

PROPERTY LOCATION: From Atkinson, Nebraska 3 miles West on 877th Rd, then 3 miles South on 472nd Ave. Or from Stuart, Nebraska 4 miles East on US Hwy 20 then 4-3/4 miles South on 472nd Ave to the subject property.

LEGAL DESCRIPTION: W1/2 NW1/4 Section 14, Township 29N, Range 15 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This highly sought after type of property offers densely populated native meadow or high carrying capacity pasture. Accessed by 472nd Ave. (County maintained road)

BROKERS COMMENTS: The property is being offered on an "As Is, Where Is" basis. Any surveys needed for boundary or fencing purposes will be at Buyers expense. **The adjacent neighbor is currently supplying livestock water to the subject property and the seller's do not guarantee future use.**

SALE PROCEDURE: The property will be offered in (1) tract and shall sell to the highest bidder in its entirety. Potential buyers will have a one-time opportunity to buy the property. The bidding process will stay open until the Auctioneer announces the property is "Reserved". **(Any offers made prior to sale date will be considered by the Sellers)**

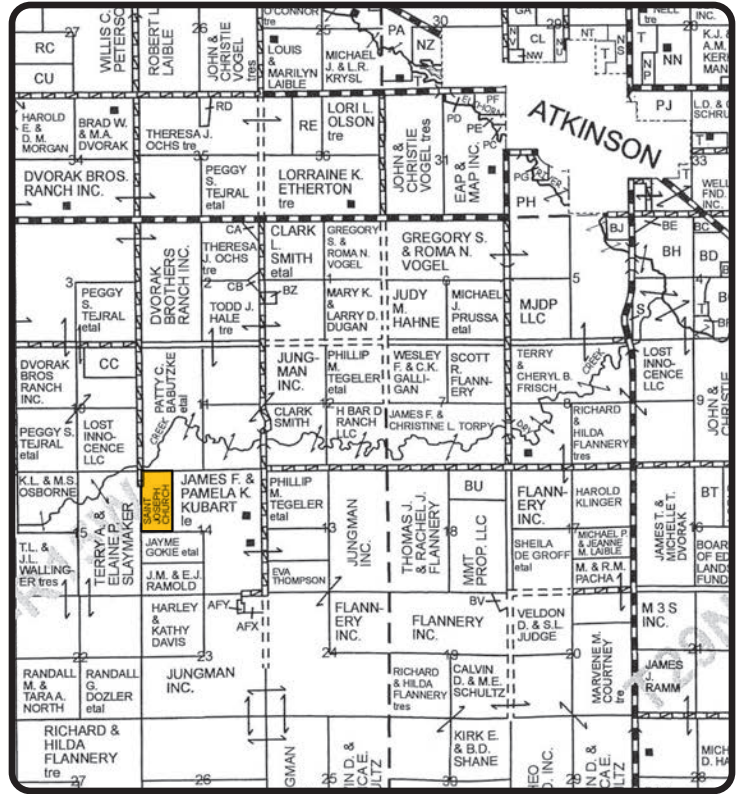
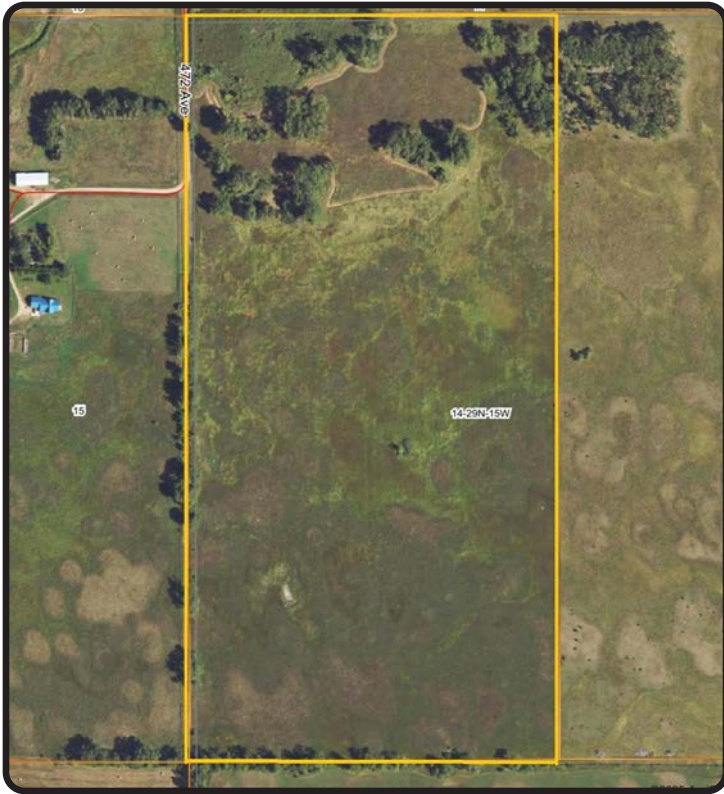
TERMS & CONDITIONS: The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing **on or before January 9, 2026**. The possession will be on the date of closing. Seller shall furnish 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.

Contact the listing agent Pat Chohon for more information at 402-340-0289

SELLER: Saint Joseph Catholic Church of Atkinson, Nebraska.

REAL ESTATE TAXES: \$946.42

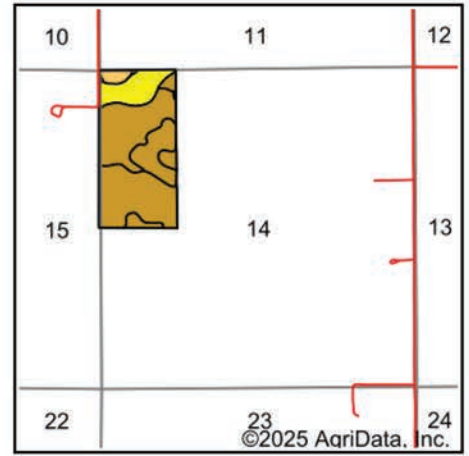
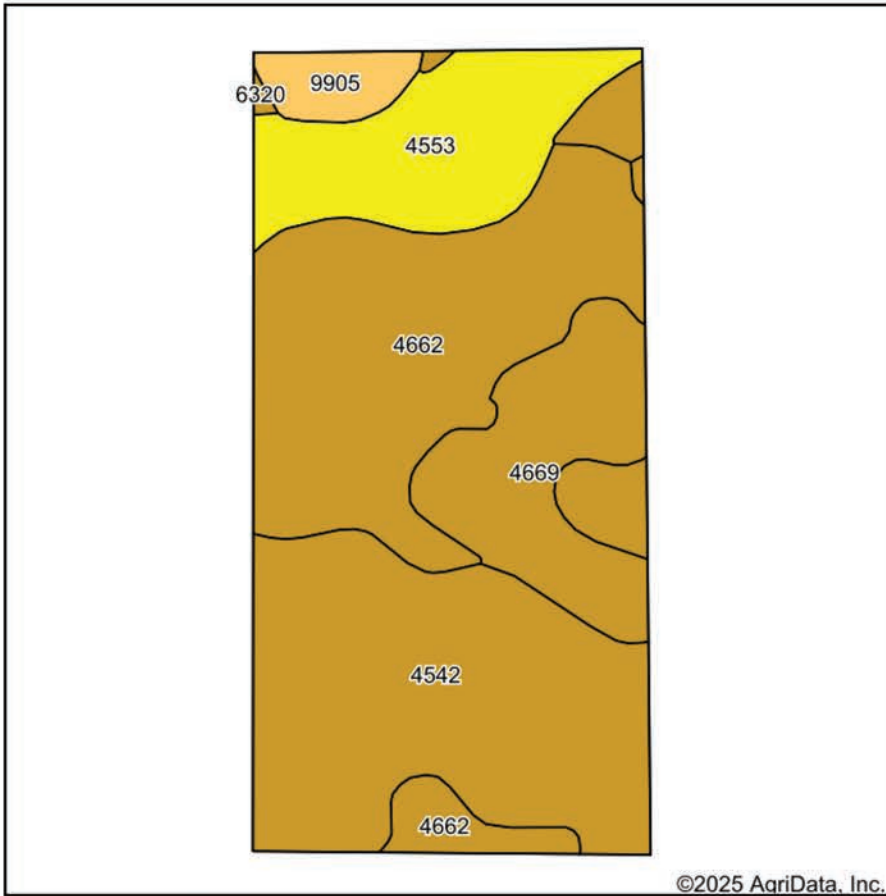




Boundary lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **14-29N-15W**
 Township: **Sheridan**
 Acres: **77.87**
 Date: **10/3/2025**



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
4542	Els-lpage complex, 0 to 3 percent slopes	28.27	36.4%		Vlw	IVw	26
4662	Loup fine sandy loam, 0 to 1 percent slopes	25.02	32.1%		Vw		29
4669	Loup fine sandy loam, frequently ponded	10.99	14.1%		Vw		20
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	10.97	14.1%		IVw	IVw	28
9905	Fluvaquents, sandy-Fluvaquents, loamy complex, frequently flooded	2.36	3.0%		VIIIw		3
6320	Barney-Boel-Calamus complex, channeled	0.26	0.3%		Vlw		25
Weighted Average					5.32	*-	25.7

*c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.