

597.5 +/- Acres – Holt County, NE
Offered in 2 Tracts

AUCTION

Live & Online Simulcast Bidding

Feb. 20th, 2026 – 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: Tract 1 – 309.8 +/- acres

Tract 2 – 287.4 +/- acres

PROPERTY LOCATION: From the junction of 885th Rd. and 489th Ave, 2 miles South on 489th Ave. to the subject property, or from Stone Windmill landmark on Hwy 281, West 3 miles on 885th Rd. then 2 miles South on 489th Ave. to the subject property.

LEGAL DESCRIPTION:

Tract 1 – All that portion in the E1/2 of Section 20 and the SW1/4 Section 21, lying North of the Township Road traversing said Section, as shown by the plat of said road which is recorded in Plat Book "B" at Page 69 thereof, in the Office of the Recorder of Holt County, Nebraska, All in Township 31N, Range 12 West of the 6th P.M., Holt County, NE.

Tract 2 – All that part of the E1/2 Section 21, Township 31N, Range 12 West of the 6th P.M., Holt County, NE, lying West of the County Road ROW.

PROPERTY DESCRIPTION:

Tract 1 – This tract consists of rough terrain, wooded draws, spring filled pond and a solar well for livestock or domestic use.

Tract 2 – This tract offers approximately 47.78 historical dry farmland with balance in hardgrass pasture with excellent County Road access and electric submersible well for livestock or domestic use.

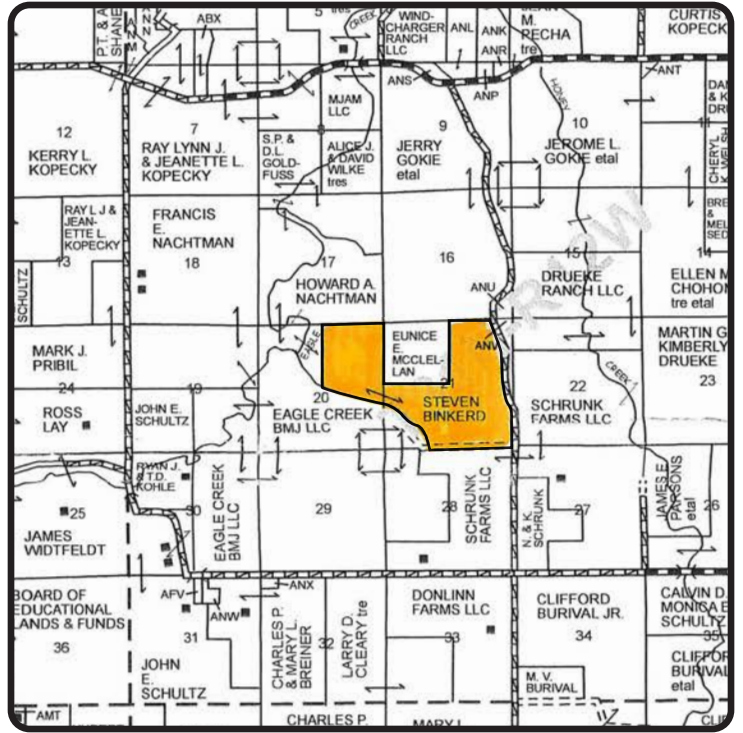
REAL ESTATE TAXES: Tract 1 – Approximately \$2,534.89

Tract 2 – Approximately \$2,643.96

SELLER: Steven Binkerd Estate

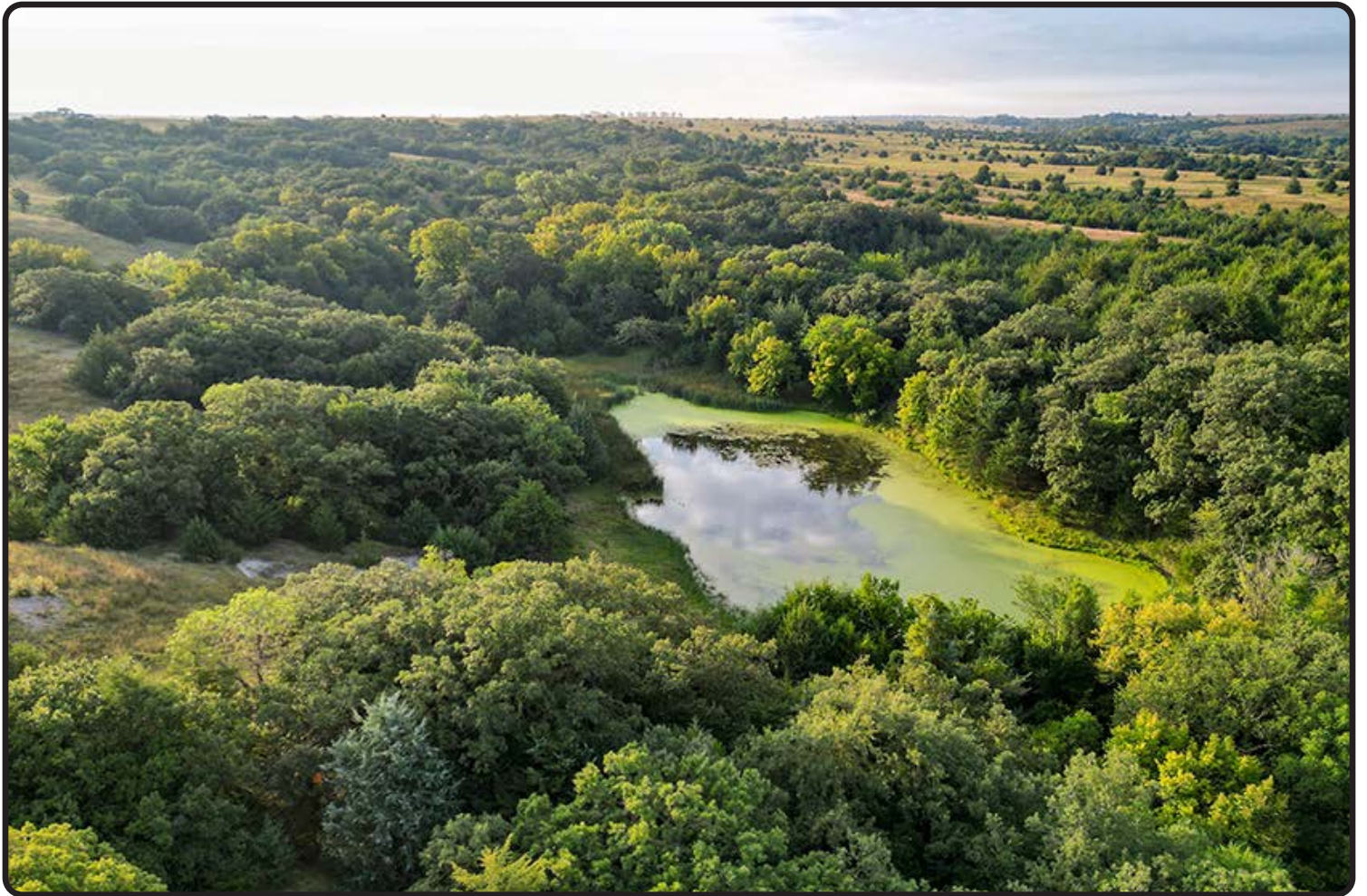
SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-2 and may choose one or more tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue on tracts 1-2 until all tracts 1-2 have been "Reserved".

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 1, 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.



Boundary lines are for visual aid only.

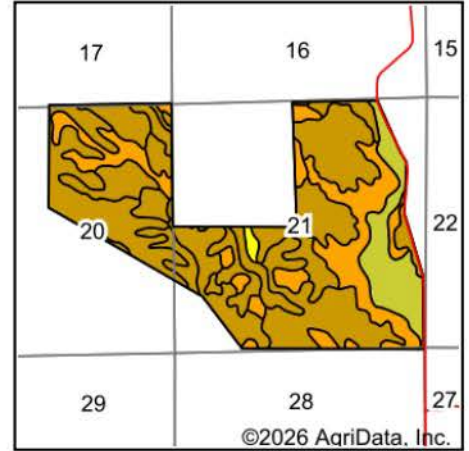
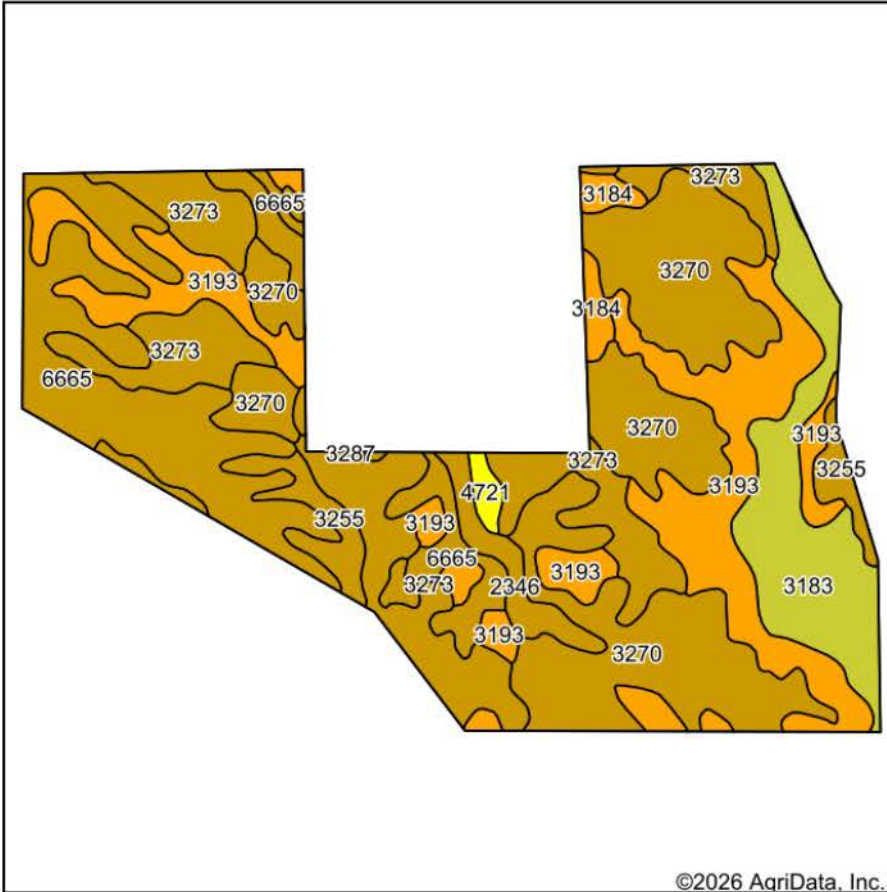








Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **21-31N-12W**
 Township: **Rock Falls**
 Acres: **592.34**
 Date: **1/8/2026**



Soils data provided by USDA and NRCS.

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Area Symbol: NE089, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
3270	O'Neill-Meadin fine sandy loams, 11 to 30 percent slopes	160.49	27.1%	[Brown]	Vle		18
3193	Jansen-Meadin loams, 2 to 6 percent slopes	113.52	19.2%	[Orange]	IIIe	IIIe	47
3273	O'Neill-Meadin fine sandy loams, 6 to 11 percent slopes	106.84	18.0%	[Brown]	Vle	IVe	31
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	97.17	16.4%	[Brown]	Vle		18
3183	Jansen loam, 0 to 2 percent slopes	59.49	10.0%	[Light Green]	IIs	IIs	52
3255	Meadin sandy loam, 2 to 30 percent slopes	21.71	3.7%	[Brown]	VIs		21
2346	Inavale sand, channeled, frequently flooded	19.22	3.2%	[Brown]	VIw		22
3184	Jansen loam, 2 to 6 percent slopes	9.39	1.6%	[Orange]	IIIe	IIIe	50
4721	Pivot loamy sand, 0 to 3 percent slopes	3.54	0.6%	[Yellow]	IVe	IIIe	28
4881	Valentine-Simeon sands, 3 to 9 percent slopes	0.97	0.2%	[Brown]	Vle	IVe	24
Weighted Average					4.96	*-	30.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

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