



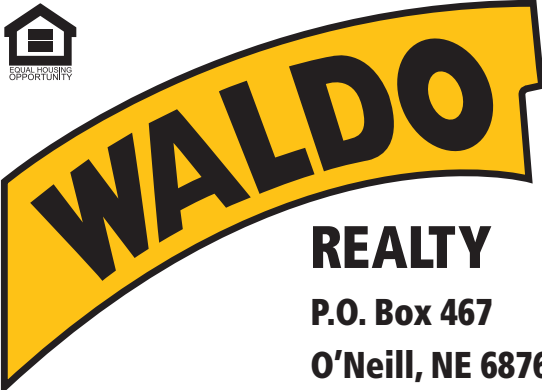
FOR SALE

400 +/- Acres

Holt County, Nebraska



EQUAL HOUSING
OPPORTUNITY



REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

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

DEEDED ACRES: 400 +/- 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 to the subject property.

LEGAL DESCRIPTION: The N ½ and the N ½ S ¼ of Section 33, Township 31, Range 12 west of the 6th P.M., Holt County, Nebraska

PROPERTY DESCRIPTION: This irrigated farm lies gently sloping with a small percentage of rolling topography. The loamy soils and well capacities make this attractive to the investors as well as the farming producers.

FSA INFORMATION:

Irrigated Cropland: 302.72

Irrigated Ratio: 75.56%

*No FSA contract acre base

NRD Certified Acres: 302.72

WELL INFORMATION:

	NW ¼	Helper Well	NE ¼	SE ¼
GPM	550	350	300	900
Well Depth	256'	260'	253'	297'
Static Level	108'	99'	107'	91'
Pump Level	214'	203'	147'	190'
Col. Diam.	8"	6"	Submersible Pump	8"

EQUIPMENT LIST:

NE ¼ T&L Pivot

Submersible Pump

Livestock Well

NW ¼ Zimmatic 9 Tower Pivot (Ser. # 4944)

60 Hp GE Motor (Serial # EF8419880A)

Grosch Pump

Fertilizer Tank

Helper Well

40 Hp GE Motor (Serial # 23025446)

Grosch Pump

SE ¼ Zimmatic 10 Tower Pivot (Serial # A10190)

US Motor

Grosch Pump

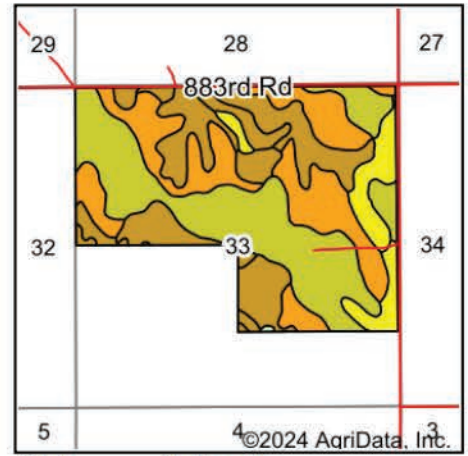
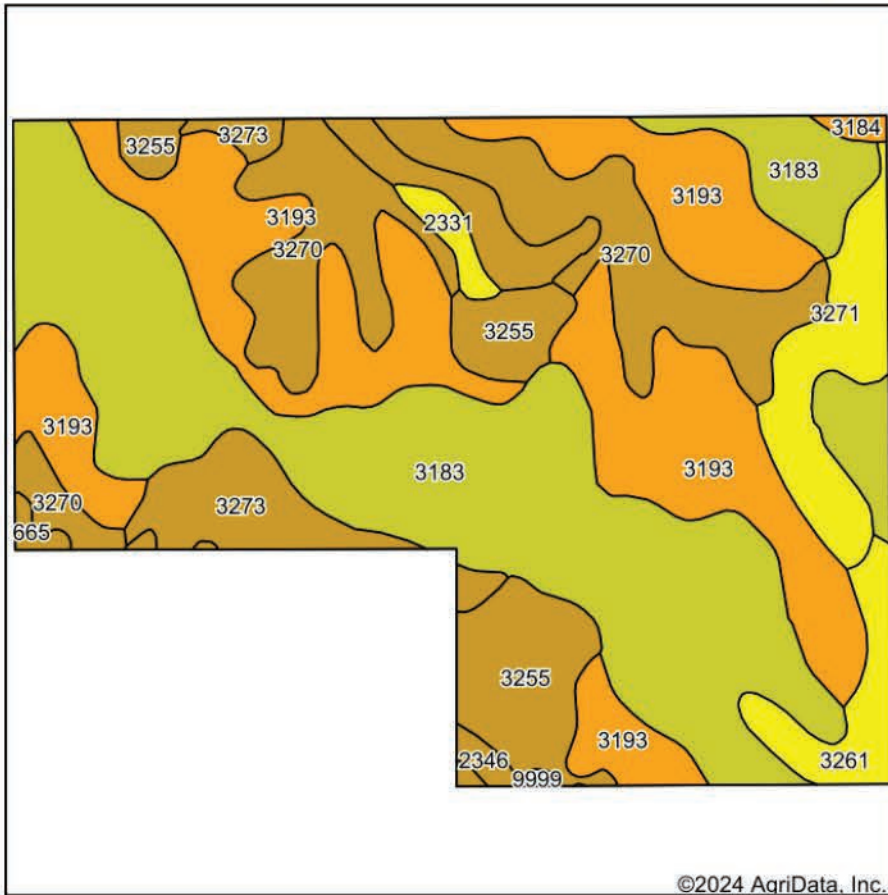
Fertilizer Tank

REAL ESTATE TAXES: \$10,026.72 (Subject to Holt County Treasurer Re-assessment)

PRICE & TERMS: \$2,400,000 Cash.

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

Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **33-31N-12W**
 Township: **Rock Falls**
 Acres: **398.64**
 Date: **12/30/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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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	138.75	34.9%		IIIs	IIIs	52
3193	Jansen-Meadin loams, 2 to 6 percent slopes	109.05	27.4%		IIIe	IIIe	47
3270	Oneill-Meadin fine sandy loams, 11 to 30 percent slopes	55.56	13.9%		VIe		18
3255	Meadin sandy loam, 2 to 30 percent slopes	28.24	7.1%		VIIs		21
3271	Oneill-Meadin fine sandy loams, 2 to 6 percent slopes	19.72	4.9%		IVe	IVe	34
3273	Oneill-Meadin fine sandy loams, 6 to 11 percent slopes	18.09	4.5%		VIe	IVe	31
3261	Oneill fine sandy loam, 2 to 6 percent slopes	11.30	2.8%		IVe	IVe	37
2346	Inavale sand, channeled, frequently flooded	11.10	2.8%		VIW		22
2331	Inavale loamy fine sand, rarely flooded	3.32	0.8%		IVe	IIIe	31
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	1.80	0.5%		VIe		18
3184	Jansen loam, 2 to 6 percent slopes	1.25	0.3%		IIIe	IIIe	50
9999	Water	0.46	0.1%				0
Weighted Average					*-	*-	40.2

*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.