



FOR SALE

477.74 +/- Acres

Holt County, Nebraska



WALDO

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

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

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

DEEDED ACRES: 477.74 +/- Acres

PROPERTY LOCATION: From Atkinson, NE, 14 miles North on Hwy 11/476th Ave. then 1 mile West on 890th Rd. to the subject property.

LEGAL DESCRIPTION: S ½ Section 19; NE1/4 of Section 30, Township 32 North, Range 14 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This property consists of 2 pivots planting into yellow corn, wheat and foxtail millet, providing livestock feed for this cattle backgrounding unit (13 pens of various sizes) with exceptional mature shelter belts for livestock winter protection. 5 Livestock submersible wells with variable speed drive pumps. Steel and barbed wire fencing and heated waterers. 1 Story 1,710 sq. ft. brick ranch-style home with attached garage and 3-18,000 Bu. Grain bins. Sandy loam soils with well drained yardage with steel working corrals.

EQUIPMENT LIST:

East

Reinke Pivot (#2065/60) with drop nozzles 10,516 hrs.
Fertilizer Tank

West

Zimmatic Pivot-20B Model (#71766)
Fertilizer Tank

FSA INFORMATION:

NE1/4 30-32-14

136.12 Historical Cropland Acres (which include several seasonal pens)

60 Irrigated Acres with drip irrigation

S1/2 19-32-14

250.15 Irrigated Acres

31.64 Dryland Acres

5.10 Wheat Base Acres with 73 PLC Yield

8.10 Oats Base Acres with 40 PLC Yield

107.3 Corn Base Acres with 161 PLC Yield

WELL INFORMATION: Available upon request.

PROMINENT SOILS: Pivot and Median Loamy Sand

REAL ESTATE TAXES: NE1/4 30-32-14 – \$3,993.28

S1/2 19-32-14 – \$12,546.26

PRICE & TERMS: \$2,650,000.00 – Cash. Subject to Seller completing a 1031 tax deferred exchange.

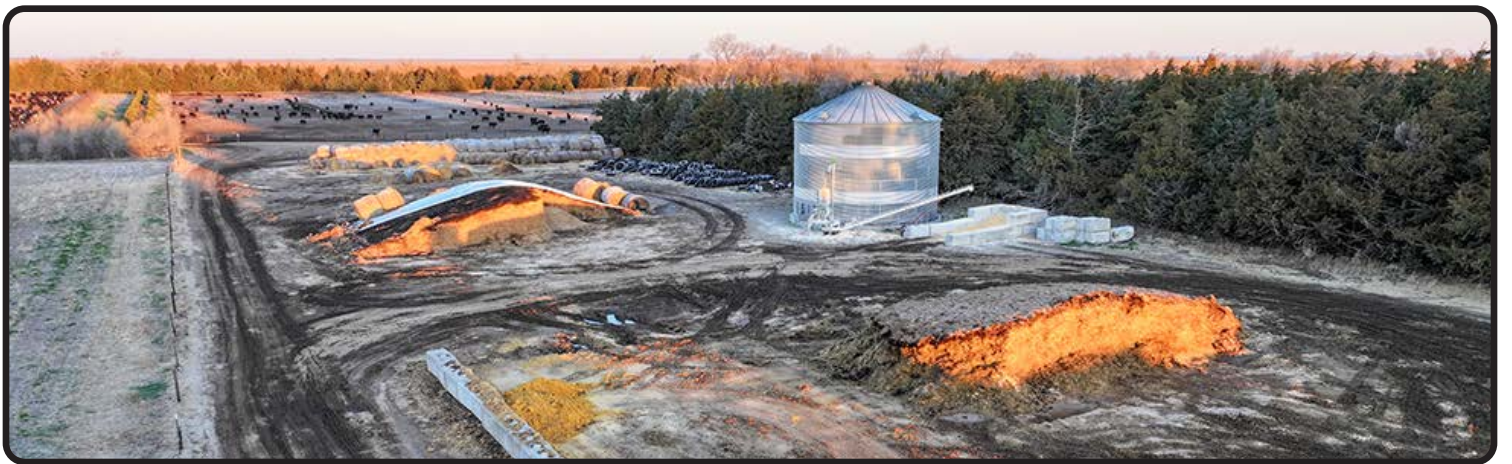
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



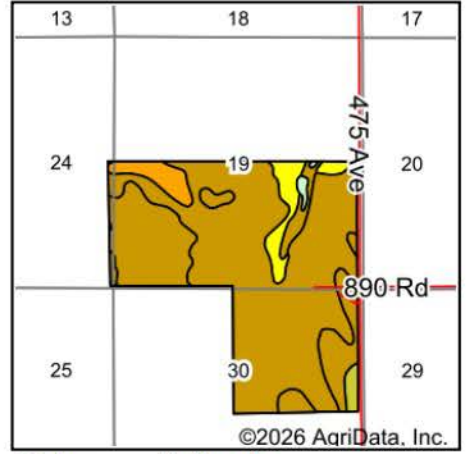
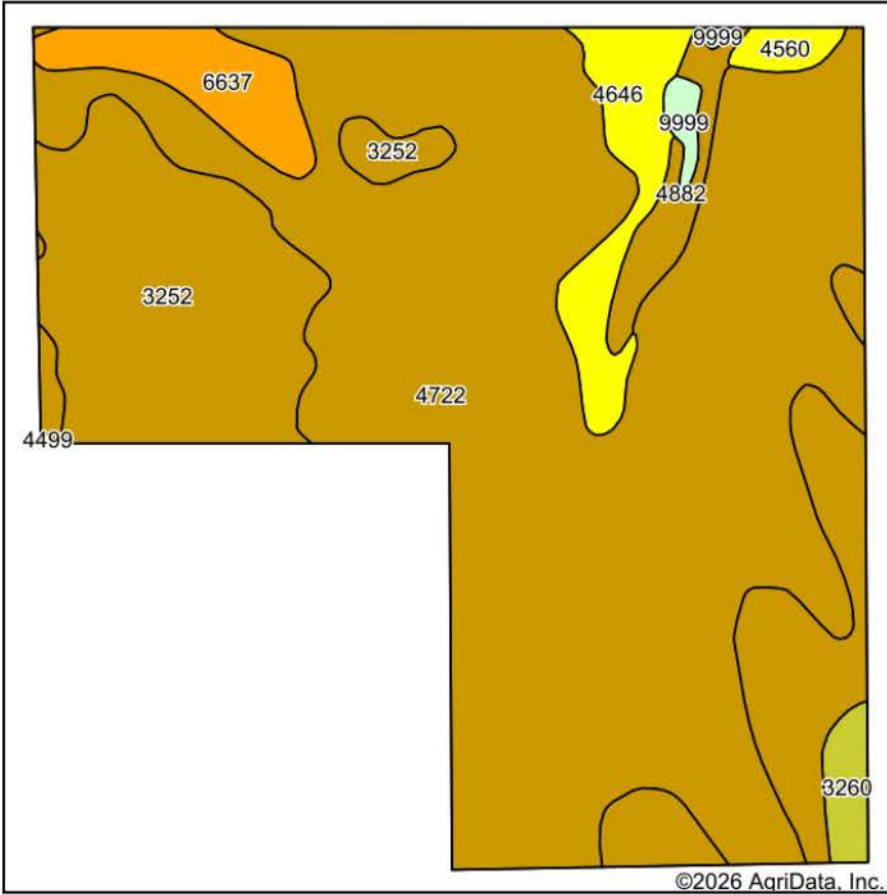


Boundry lines are for visual aid only.





Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **19-32N-14W**
 Township: **Sand Creek**
 Acres: **478.57**
 Date: **3/19/2026**



Soils data provided by USDA and NRCS.

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 |
|-------------------------|--|--------|------------------|----------------------|------------------|--------------|-------------|
| 4722 | Pivot loamy sand, 3 to 9 percent slopes | 308.92 | 64.4% | | Vle | IVe | 27 |
| 3252 | Meadin sandy loam, 0 to 2 percent slopes | 109.41 | 22.9% | | Vis | IVs | 30 |
| 4646 | lpage loamy fine sand, 0 to 3 percent slopes | 19.96 | 4.2% | | IVe | IVe | |
| 6637 | Boelus loamy fine sand, 2 to 6 percent slopes | 17.50 | 3.7% | | IIIe | IIIe | |
| 4882 | Valentine-Simeon sands, 9 to 30 percent slopes, eroded | 10.31 | 2.2% | | Vle | | 13 |
| 3260 | Oneill fine sandy loam, 0 to 2 percent slopes | 5.79 | 1.2% | | IIc | IIIs | 38 |
| 4560 | Elsmere-lpage loamy fine sands, 0 to 3 percent slopes | 3.80 | 0.8% | | IVw | IVw | 28 |
| 9999 | Water | 2.75 | 0.6% | | | | 0 |
| 4499 | Dunday loamy sand, 3 to 6 percent slopes | 0.13 | 0.0% | | IVe | IVe | 29 |
| Weighted Average | | | | | *- | *- | 25.3 |

- *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.

