



FOR SALE

640 +/- Acres

Holt County, Nebraska



EQUAL HOUSING
OPPORTUNITY

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: 640 +/- Acres

PROPERTY LOCATION: From O'Neill, NE, 3 miles Southeast on US Hwy 275 to the junction of 486th Ave. & Hwy 275, 1/2 mile South then 1 mile West on 868th Rd. to the subject property.

LEGAL DESCRIPTION: All Section 9, Township 28 North, Range 11 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This farm is complete with a nice 2-bedroom ranch style home with office/bedroom and two car detached garage, a Quonset, 2 machine storage buildings, 5 grain bins with drying capabilities and an 86% irrigated ratio.

IMPROVEMENTS: 1973-1,904 sq. ft. ranch style home with 2 bedrooms, 2 baths, office and 326 sq. ft. deck, 1,200 sq. ft. detached garage. 51' X 103' X 16' Behlen Quonset, 1 York Bin (9,202 Bu.), 4-8,742 Bu. Grain bins, 50' X 90' X 13' Steel Building, and other assorted outbuildings.

FSA INFORMATION:

NRD Certified Irrigated Acres: 552.71

Cropland Acres: 602.21

Corn Base Acres: 547.5

Soybean Base Acres: 36.70

PROMINENT SOILS:

Elesmere-IPage Loamy Fine Sand, Loup Fine Sandy Loam

Yield: 137 PLC

Yield: 45 PLC

WELL INFORMATION:

	SE1/4	SW1/4	NE1/4	NW1/4
GPM	1250	1000	1250	1250
Static Level	7'	9'	2'	5'
Pump Level	97'	96'	120'	120'
Well Depth	384'	401'	388'	352'
Col. Diam.	9"	8"	8"	8"

EQUIPMENT:

SE1/4

T & L Pivot

Natural Gas Power Unit

Amarillo Gearhead (#239485)

Western Land Roller Pump (#E7188)

Hydraulic Pump

Fertilizer Tank

SW1/4

T & L Pivot

Natural Gas Power Unit (#KEW 707 455)

Amarillo Gearhead

Western Land Roller Pump

Hydraulic Pump

Fertilizer Tank

Center

3 Tower T & L Pivot

Carrier Power Unit (#C17060)

Hydraulic Pump

Fuel Tank

NE1/4

T & L Pivot

Natural Gas Power Unit

Amarillo Gearhead

Western Land Roller Pump

Hydraulic Pump

Fertilizer Tank

Livestock Tank

NW1/4

T & L Pivot

Natural Gas Power Unit

Randolph Gearhead (#85130)

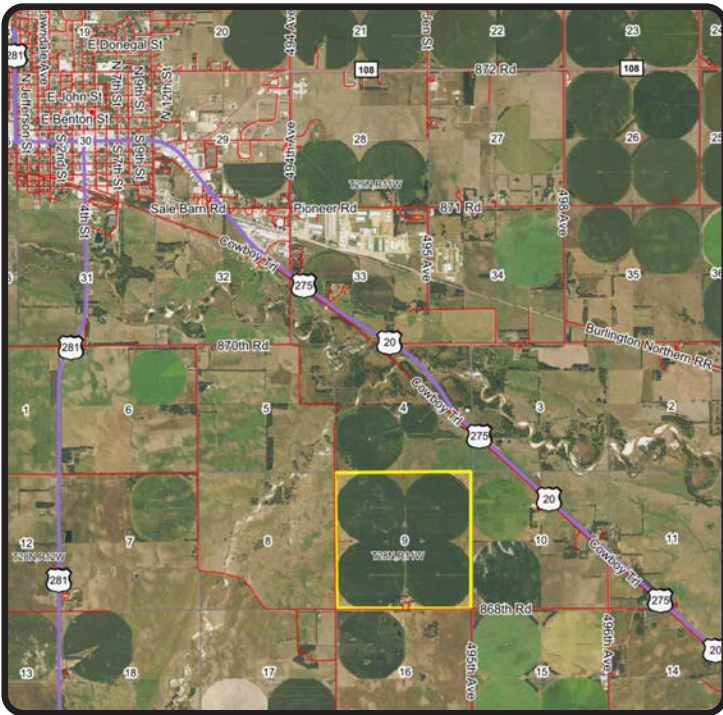
Sargent Pump

Hydraulic Pump

Fertilizer Tank

REAL ESTATE TAXES: \$17,084.68 **PRICE & TERMS:** \$3,750,000.00 – Cash.

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

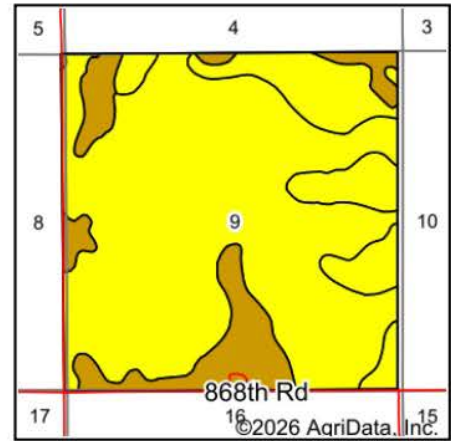
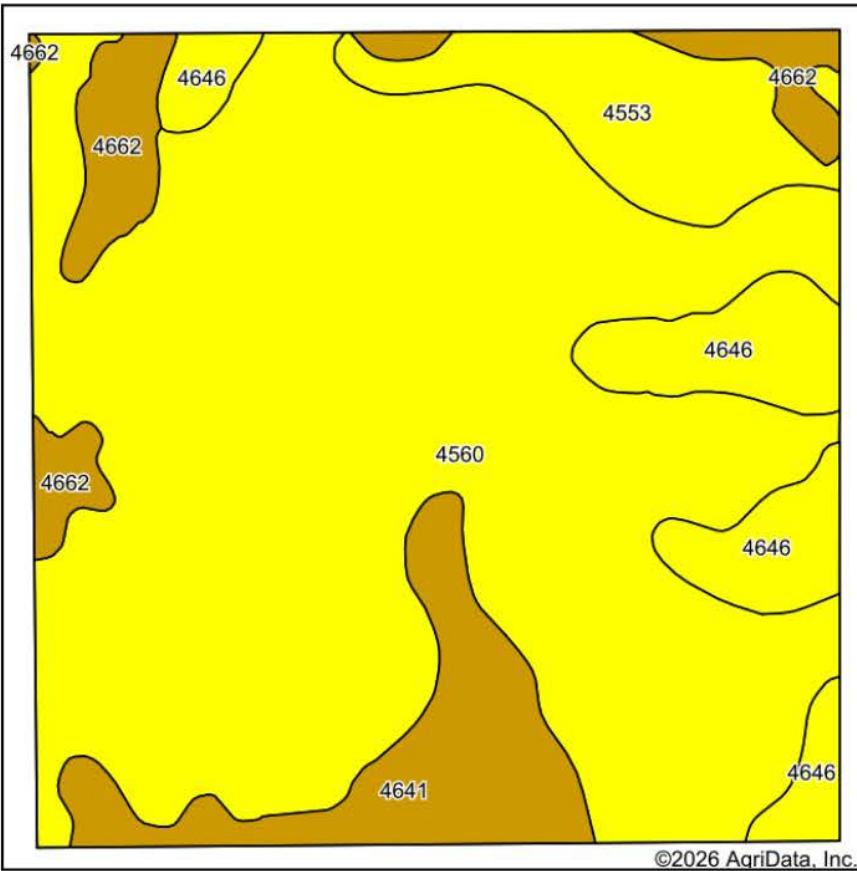


Boundry lines are for visual aid only.





Soils Map



State: **Nebraska**
 County: **Holt**
 Location: **9-28N-11W**
 Township: **Inman**
 Acres: **635.89**
 Date: **4/27/2026**



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
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	445.99	70.3%		IVw	IVw	28
4646	lpage loamy fine sand, 0 to 3 percent slopes	55.62	8.7%		IVe	IVe	
4641	lpage fine sand, 0 to 3 percent slopes	52.42	8.2%		Vle		26
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	46.58	7.3%		IVw	IVw	28
4662	Loup fine sandy loam, 0 to 1 percent slopes	35.28	5.5%		Vw		29
Weighted Average					4.22	*-	25.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

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