

150.7 +/- 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: 150.7 +/- Acres

PROPERTY LOCATION: From Emmet, Nebraska ½ mile East on Hwy 20 to the subject property, lying on the South side of Hwy 20.

LEGAL DESCRIPTION: NW1/4 LESS ROW Section 24, Township 29N, Range 13 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This property offers easy to farm Loamy sandy soils with all but new irrigation equipment, and with easy access to US Hwy 20 and is located between two major crop outlet terminals.

EQUIPMENT LIST w/ Serial Numbers:
2025 Zimmatic Pivot (#LE27996)
100 HP US Motor (Model # 8F68)
Irrigation Pump
Fertilizer Tank

WELL INFORMATION:

GPM	1250
Static Level	20′
Pump Level	196′
Well Depth	334′
Col. Diam.	8″

PROMINENT SOILS: Dunday Loamy Sand & Pivot Loamy Sand

FSA INFORMATION:

Total Cropland Acres:	138.58	
Corn Contract Acre Base:	85.6	**Hwy Yield:** 160 Bu.
Soybean Contract Acre Base:	40.44	**HWY Yield:** 53 Bu.
CRP Contract Acres:	17.46	

*New CRP Contract from 10-1-2026 thru 9-30-2036. $85.00 per acre payment OR $1,484 Annually.

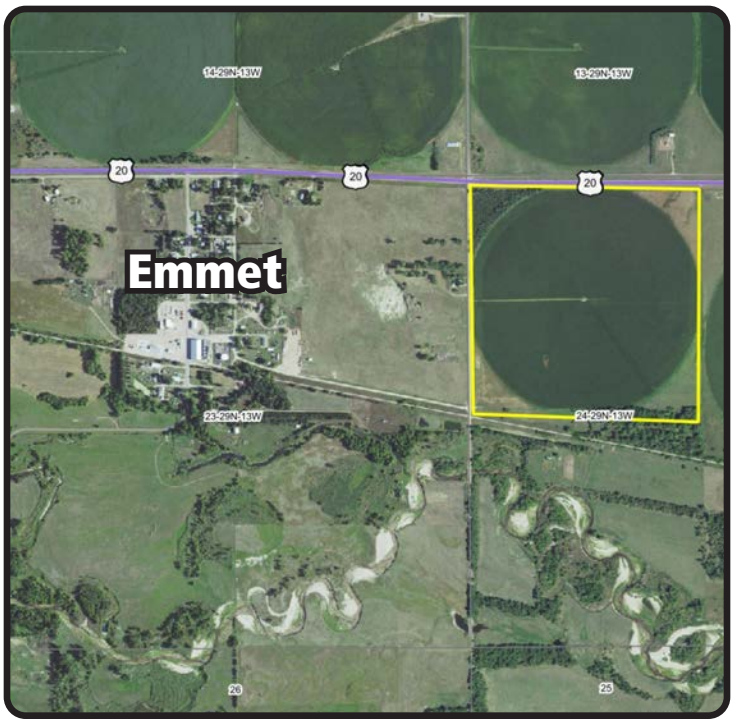
NRD IRRIGATED ACRES: 120.8

REAL ESTATE TAXES: 2026 – $5,219.16

PRICE & TERMS: $1,348,000.00 – 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.





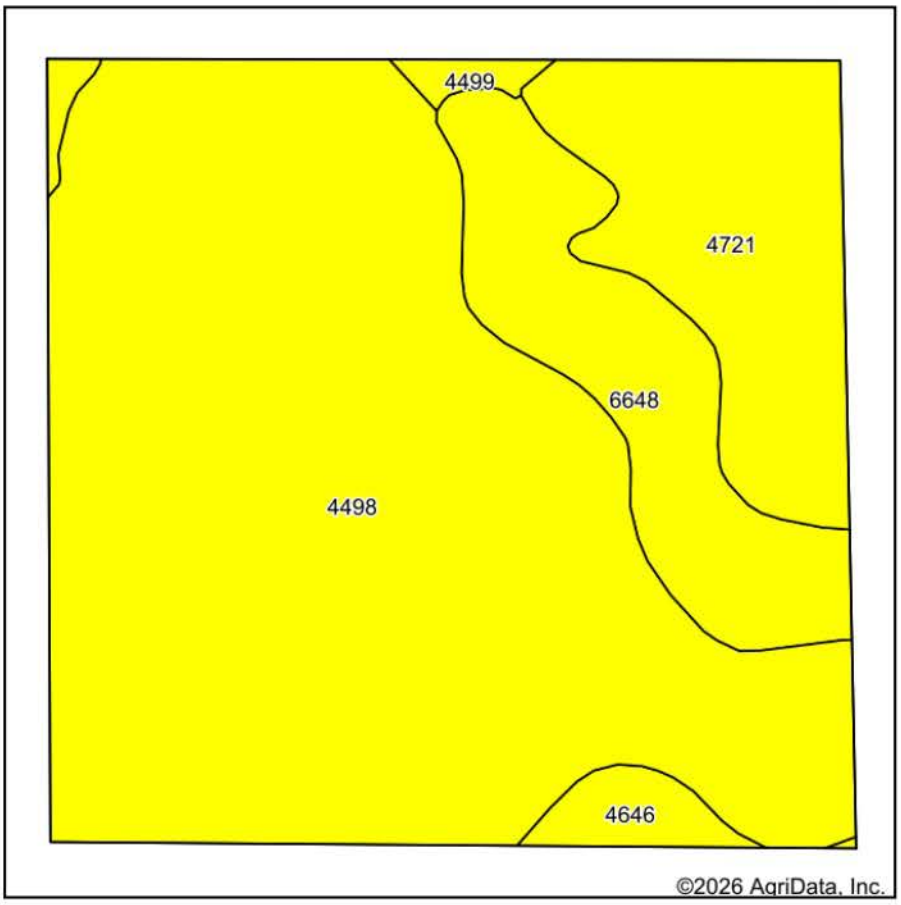
Boundry lines are for visual aid only.







Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Holt**
Location: **24-29N-13W**
Township: **Emmet**
Acres: **148.4**
Date: **10/27/2026**

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N W E S

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
4498	Dunday loamy sand, 0 to 3 percent slopes	102.88	69.3%		IVe	IIIe	32
4721	Pivot loamy sand, 0 to 3 percent slopes	21.62	14.6%		IVe	IIIe	28
6648	Boelus-Meadin complex, 6 to 11 percent slopes	19.13	12.9%		IVe	IVe	45
4646	Ipage loamy fine sand, 0 to 3 percent slopes	2.97	2.0%		IVe	IVe	
4499	Dunday loamy sand, 3 to 6 percent slopes	1.80	1.2%		IVe	IVe	29
				Weighted Average	**4.00**	**3.16**	**32.4**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.