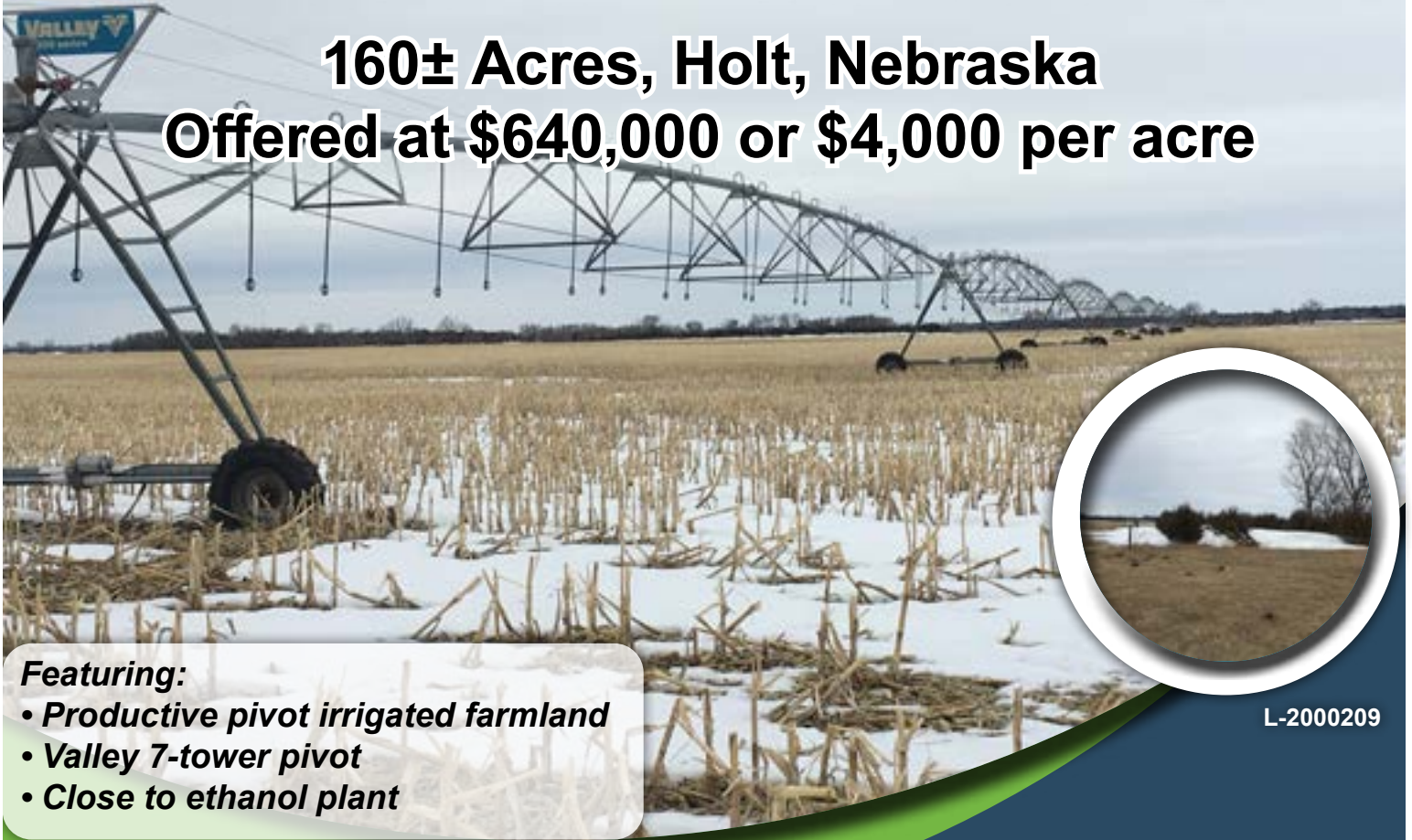


LAND FOR SALE

160± Acres, Holt, Nebraska
Offered at \$640,000 or \$4,000 per acre



Featuring:

- **Productive pivot irrigated farmland**
- **Valley 7-tower pivot**
- **Close to ethanol plant**

L-2000209

Location: Three miles southeast of Atkinson, Nebraska, along U.S. Highway 20, then 3/4 mile south on 479th Avenue.

Legal: Southeast Quarter (SE1/4) of Section 14, Township 29 North, Range 14 West of the 6th PM, Holt County, Nebraska.



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For additional information, please contact:

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Property Information

Description: Quality irrigated farm located close to Atkinson, Nebraska, and the ethanol plant. Tiled, irrigated farmland with a 2008 Valley seven tower pivot and 50 hp electric motor. Good production history, great access, and fences. Very favorable cash rent in place for 2020, or possession can be available.

Upper Elkhorn NRD: 132.59 certified irrigated acres

FSA Information:

119.3 acres corn, 199 bushel PLC yield

Taxes: \$3,252.92

Price: \$640,000 or \$4,000 per acre



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|---|-------|-------|-----|
| 4243 | Ord loam, rarely flooded | 49.6 | 30.43 | 2w |
| 4650 | Ipaga loamy fine sand, 0 to 3 percent slopes | 112.4 | 68.98 | 4e |
| 8425 | Boel-Inavale complex, channeled, frequently flooded | 1.0 | 0.59 | 6w |
| TOTALS | | 162.9 | 100% | 3.4 |

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are acting as agents for the seller.