

LAND FOR SALE

316.77+/- Acres • Holt County, Nebraska
Offered at \$1,900,620 or \$6,000 per acre

L-2000573

Featuring:

- Two quality irrigated quarters
- Paved road access
- All electric systems
- Good soils, strong water

Location: 10 miles east of O'Neill, Nebraska, along 872nd Road to the southwest corner of the property.

Legal Description: West Half (W $\frac{1}{2}$) of Section 24 less right of way, Township 29 North, Range 10 West of the 6th PM, Holt County, Nebraska.



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Property Information

Property Description: Two high quality irrigated quarters located ten miles east of O'Neill, Nebraska, adjacent to old Highway 108. These quarters feature good quality soils, high capacity wells, and all electric motors. Both quarters offer tree protection and good fences. These quarters are located in a competitive market area for grain, with Cargill, Central Valley Ag, and Meuret Grain all close by. Farmers and investors, take a look at this nice half section of irrigated farmland!

Upper Elkhorn NRD: NW¼ - 127.32 certified irrigated acres; SW¼ - 133.8 certified irrigated acres

Farm Data (FSA)

274.22 cropland acres

19.65 hayland acres

15.34 timber acres

7.56 other acres

FSA Information: 293.87 FSA cropland acres

Crop	Bases (acres)	Yield (bushels)
Corn	203.4	177 PLC yield
Soybeans	69.4	54 PLC yield

Irrigation Equipment:

NW¼: Zimmatic electric pivot with drop nozzles; 50 hp US electric motor; Western Land Roller pump

SW¼: Valley electric pivot with drop nozzles; 40 hp Newman electric motor; Western Land Roller pump

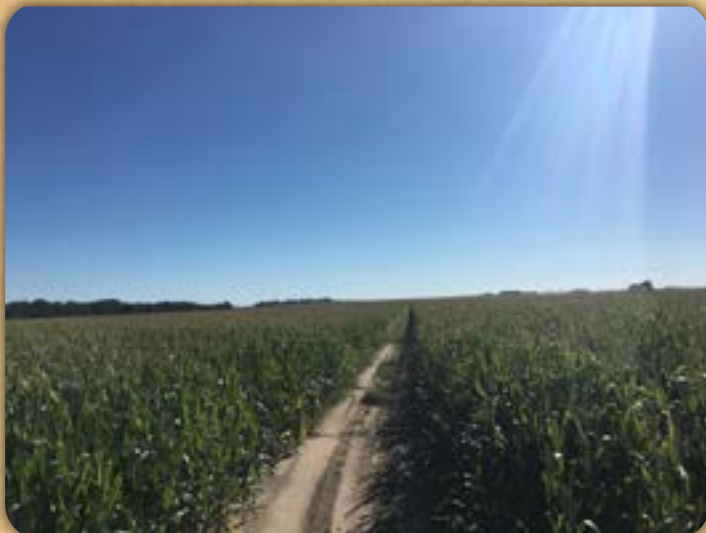
Well Information:

NW¼: G-033578 - 1000 GPM; 105' Well Depth; 19' Static Level; 29' Pump Level; 8" Column Diameter; Drilled in 1969

SW¼: G-026379 - 1310 GPM; 82' Well Depth; 18' Static Level; 30' Pump Level; 9" Column Diameter; Drilled in 1966

2019 Real Estate Taxes: \$8,035.32

Price: \$1,900,620 or \$6,000 per acre



Aerial and Soil Maps

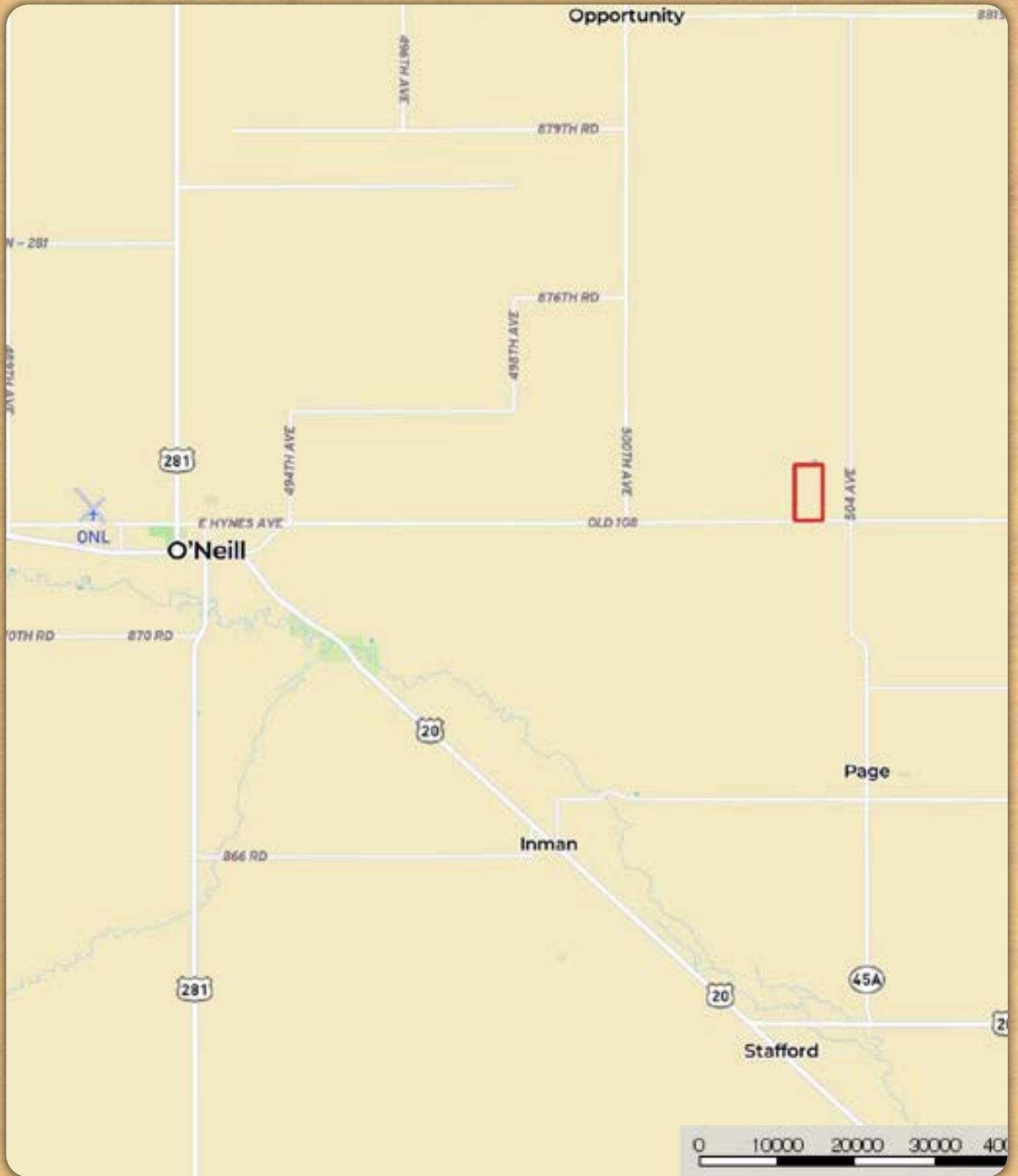


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4721	Pivot loamy sand, 0 to 3 percent slopes	129.1	40.46	4e
6636	Boelus loamy fine sand, 0 to 2 percent slopes	75.5	23.67	3e
4498	Dunday loamy sand, 0 to 3 percent slopes	0.3	0.1	4e
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	56.5	17.7	4e
3205	Josburg fine sandy loam, 0 to 2 percent slopes	0.6	0.18	2e
4722	Pivot loamy sand, 3 to 9 percent slopes	0.6	0.19	6e
6643	Boelus loamy sand, gravelly substratum, 0 to 3 percent slopes	56.5	17.71	4e
TOTALS		319.1	100%	3.76



FOR SALE! 316.77+/- Acres in Holt County, Nebraska

Location Map



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.