

LAND FOR SALE

160+/- Acres • Holt County, Nebraska
Offered at \$704,000 or \$4,400 per acre



Highlights:

- Level to rolling topography
- Good road access
- Good rental area

Property Location: From O'Neill, Nebraska, 19 miles north along US Highway 281, then four miles west on 891st Road and one mile north on 488th Avenue to the southeast corner of the property.

Legal Description: Southeast Quarter (SE $\frac{1}{4}$) of Section 8, Township 32 North, Range 12 West of the 6th P.M., Holt County, Nebraska.



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For additional information, please contact:

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Property Information

Property Description: New Listing – Irrigated Quarter

160 +/- acres with Electrogator (Reinke) pivot with drops; four cylinder John Deere power unit, and fuel tank. Level to rolling topography with good county road access. Irrigation well is registered with DNR @ 1,250 GPM, pump level is 100 feet. Property is located northwest of O'Neill, Nebraska. Good renter base in area. Priced at \$704,000.00 or \$4,400 per acre.

Lower Niobrara NRD: 136.6 certified irrigated acres

Irrigation Equipment: Reinke Electrogator II pivot with drops; four cylinder John Deere power unit with clutch and radiator; Western Land Roller Pump; Amarillo gearhead; fuel tank.

Well Information: #G-131238: 1250 GPM; 107' Well Depth; 38' Static Level; 85' Pump Level; 8" Column Diameter; Drilled in 2004

2020 Taxes: \$3,919.70

Price: \$704,000 or \$4,400 per acre

FSA Information

Crop	Bases (acres)	Yield (bushels)
Corn	29.5	144 PLC yield
Soybeans	20.4	51 PLC yield

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4791	Valentine fine sand, 3 to 9 percent slopes	51,6	32,57	6e
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	91,2	57,53	4e
3271	O'Neill-Meadin fine sandy loams, 2 to 6 percent slopes	9,9	6,22	4e
4498	Dunday loamy sand, 0 to 3 percent slopes	5,8	3,68	4e
TOTALS		158,5	100%	4,65



Property Location Map

