

LAND FOR SALE

159.41+/- Acres
Holt County, Nebraska

L-2100350

Highlights:

- Dryland cropland, irrigated cropland, and pasture with improvements
- Offered in three individual tracts or as a whole unit
- Great location, close to O'Neill



Offered at \$670,686.20

Tract 1: \$118,500 or \$3,000 per acre

***Tract 2: \$272,186.20 or \$6,820.00 per acre
(with improvements)***

Tract 3: \$280,000.00 or \$3,500.00 per acre



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For additional information, please contact:

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Property Information

Property Location:

1.5 miles southeast of O'Neill, Nebraska, just east off U.S. Highway 20 on 870th Road.

Legal Description:

- **Tract 1:** Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 33, Township 29 North, Range 11 West of the 6th P.M., Holt County, Nebraska. 39.5+/- acres.
- **Tract 2:** Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 33, Township 29 North, Range 11 West of the 6th P.M., Holt County, Nebraska. 39.91+/- acres.
- **Tract 3:** South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 34, Township 29 North, Range 11 West of the 6th P.M., Holt County, Nebraska. 80.0+/- acres.

Property Description:

160+/- acres located just one and one-half miles southeast of O'Neill, Nebraska. Property includes a 1,884 sq. ft. ranch style home with large detached garage. Home features three bedrooms, one full bathroom and one half bath, large open living room, and spacious kitchen. Metal shop (56' x 60' x 16'), three small grain bins, and numerous wooden outbuildings. Three small irrigation systems serviced by one irrigation well. Property offers dry cropland, irrigated cropland, and pasture along with numerous shelterbelts offering great livestock protection. Sellers may consider splitting the property into three tracts to fit buyers needs. ***If you have been looking for country living close to town, you should schedule an appointment to tour this property.***

Improvements:

- **Tract 2:** 1,884 sq. ft. ranch style home, garage, grains bins, and miscellaneous outbuildings



FSA Information:

• Tract 1:	<u>Base</u>	<u>PLC Yield</u>
Corn	9.98 acres	138 bushels
Soybeans	2.34 acres	39 bushels
Wheat	0.66 acres	28 bushels
Oats	0.60 acres	39 bushels
14.51 FSA cropland acres		

• Tracts 2 and 3:	<u>Base</u>	<u>PLC Yield</u>
Corn	52.94 acres	138 bushels
Soybeans	12.39 acres	39 bushels
Wheat	3.50 acres	28 bushels
Oats	3.19 acres	39 bushels

Tracts 2 and 3 base acres are combined and if sold separately will be subject to a reconstitution, to be completed and determined by the Holt County FSA office.

Irrigation:

- **Tract 1:** 3-tower Electrogator center pivot with 3 phase electric service.
- **Tract 2:** 3-tower L&L center pivot.
- **Tract 3:** 4-tower Electrogator center pivot

Upper Elkhorn NRD:

- **Tract 1:** 14.04 certified irrigated acres
- **Tract 2:** 20.34 certified irrigated acres
- **Tract 3:** 50.89 certified irrigated acres

Well Information:

#G-063775: 500 GPM; 281' Well Depth; 6' Static Level; 84' Pump Level; 6" Column Diameter; Drilled in 1980

#G-107169 (livestock well): 30 GPM; 197' Well Depth; 5' Static Level; 35' Pump Level; 1" Column Diameter; Drilled in 2000

2020 Taxes:

- **Tract 1:** \$1,488.02
- **Tract 2:** \$2,345.42
- **Tract 3:** \$2,831.56

Price: \$670,686.20

- **Tract 1:** \$118,500.00 or \$3,000.00 per acre
- **Tract 2:** \$272,186.20 or \$6,820.00 per acre (with improvements)
- **Tract 3:** \$280,000.00 or \$3,500.00 per acre

Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3260	O'Neill fine sandy loam, 0 to 2 percent slopes	4.5	11.32	2c
4243	Ord loam, rarely flooded	11.1	27.9	2w
3710	Cass fine sandy loam, rarely flooded	24.1	60.78	2e
TOTALS		39.6	100%	2.0

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3260	O'Neill fine sandy loam, 0 to 2 percent slopes	0.8	1.97	2c
8420	Boel loamy fine sand, occasionally flooded	4.2	10.26	4w
4243	Ord loam, rarely flooded	13.5	33.15	2w
3710	Cass fine sandy loam, rarely flooded	2.5	6.12	2e
2331	Inavale loamy fine sand, rarely flooded	19.7	48.5	4e
TOTALS		40.6	100%	3.18

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4721	Pivot loamy sand, 0 to 3 percent slopes	5.9	7.45	4e
9905	Fluvaquents, sandy-Fluvaquents, loamy complex, frequently flooded	2.3	2.83	8w
4650	Ipaga loamy fine sand, 0 to 3 percent slopes	25.9	32.53	4e
8420	Boel loamy fine sand, occasionally flooded	8.5	10.64	4w
4243	Ord loam, rarely flooded	33.0	41.43	2w
3710	Cass fine sandy loam, rarely flooded	1.1	1.35	2e
2331	Inavale loamy fine sand, rarely flooded	3.0	3.77	4e
TOTALS		79.7	100%	3.26



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Property Location Map

