

LAND FOR SALE

191.02+/- Acres • Holt County, Nebraska
Price Reduced to \$477,550 or \$2,500 Per Acre

Highlights:

- Adjacent to Highway 281 and south of O'Neill
- Pasture with irrigation equipment
- Newer solar well for livestock water



L-2300312

Property Location: Eight and one-half miles south of O'Neill, Nebraska, along US Highway 281.



Serving America's Landowners Since 1929

www.FarmersNational.com/ONeill



For additional information, please contact:

Dave Hickey, Agent
O'Neill, Nebraska

Business: (402) 336-3500

Cell: (402) 340-4436

DHickey@FarmersNational.com

www.FarmersNational.com/DaveHickey



Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock

Property Information

Legal Description: Part of the East Half of the Northeast Quarter (E½NE¼), North Half of the Southeast Quarter (N½SE¼), and Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 12, Township 27 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description: Very accessible pasture property located eight miles south of O'Neill along Highway 281. This property has historically been irrigated, and the certified irrigated acres were sold off several years ago. Irrigation equipment remains, including a low hour seven-tower Zimmatic and three-tower Valley pivot. Other irrigation equipment includes a 5.9 liter Cummins power unit, gearhead, generator, pump, and fuel tanks. A solar well was installed in 2018, and some perimeter fences were replaced at that time, as well. This property is leased for 2023. Come take a look at this accessible pasture property with irrigation equipment!

Irrigation Equipment: Seven-tower Zimmatic pivot; Three-tower Valley pivot; Cummins power unit; Amarillo gearhead; Natural Pump Co. pump; Lima generator

Well Information:

#G-062415: 800 GPM; 228 foot well depth; 13 foot static level; 141 foot pump level; 8 inch column diameter; drilled in 1979

#G-187143: 25 GPM; 50 foot well depth; 4 foot static level; 5 foot pump level; 1.25 inch column diameter; drilled in 2018 (livestock well)

Taxes: \$1,795.08

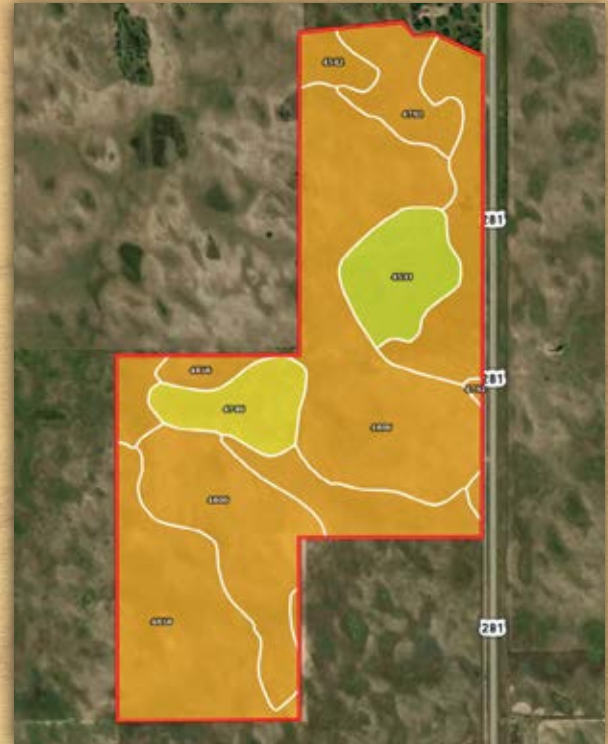
Price Reduced: \$477,550 or \$2,500 per acre



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	80.3	41.98	0	22	6e
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	48.52	25.37	0	27	6e
4542	Els-Ipage complex, 0 to 3 percent slopes	26.58	13.9	0	19	6w
4533	Els loamy sand, 0 to 3 percent slopes	13.77	7.2	0	21	4w
4792	Valentine fine sand, 3 to 9 percent slopes, moist	11.1	5.8	0	31	6e
4746	Tryon loamy fine sand, 0 to 3 percent slopes	11.01	5.76	0	17	5w
TOTALS		191.2 8(*)	100%	-	23.01	5.8



LAND FOR SALE

191.02+/- Acres • Holt County, Nebraska

Location Map

