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LAND FOR SALE

160± Acres, Holt County, Nebraska

OFFERED AT
\$880,000 or
\$5,500 per acre

Highlights:

- Newer irrigation equipment
- Variable speed electric motor
- Stock well



For additional information, please contact:

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Property Information

Directions to Property:

From Page, Nebraska, travel one and one-half miles north on 504th Avenue, then west on 869th Road one and one-half miles to the southwest corner of the property.

From O'Neill, Nebraska, travel eight miles east on old Highway 108, then two miles south on 501st Avenue. Then, travel one and one-half miles east on 870th Road and one-half mile south on 502nd Avenue to the northwest corner of the property.

Legal Description:

Southwest Quarter (SW¼) of Section 2, Township 28 North, Range 10 West of the 6th P.M., Holt County, Nebraska.

FSA Information (Tract 10622):

	Base	PLC Yield
Corn	94.0 acres	124 bushels
Soybeans	12.8 acres	44 bushels

Taxes:

- \$5,761.36

Property Description:

Nicely-irrigated quarter-section with 143.64 certified irrigated acres. Current tenants have been row-cropping 104 acres, with the balance of the irrigated acres in grass for hay.

Recently converted to electrical power for the irrigation equipment, including a variable speed electric motor for precision watering. Irrigated equipment consists of a late 2012 Reinke 8 tower pivot, 75 hp electric motor and Western Land Roller pump. Corners include grass to hay or graze, plus trees and protection with electric water in the southeast corner.

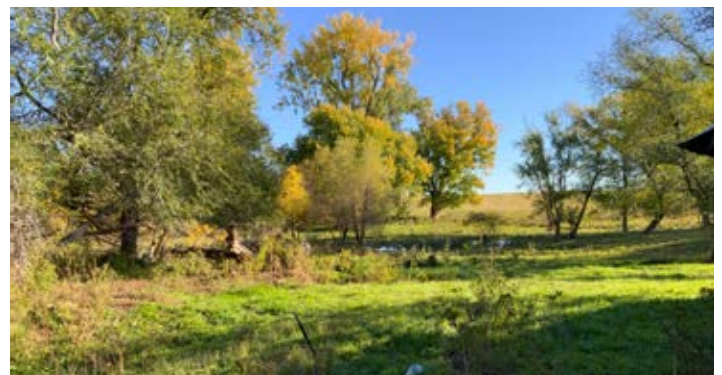
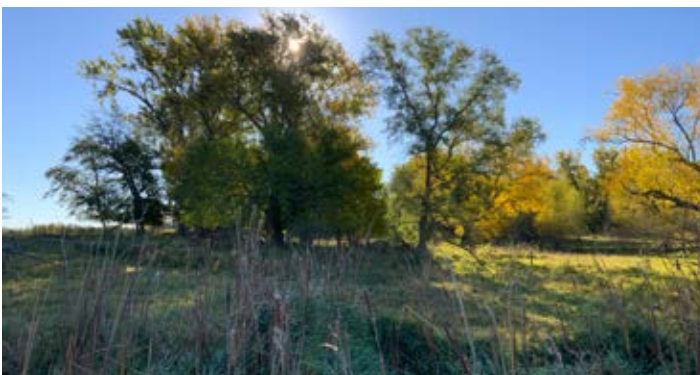
This quarter offers well-irrigated farmland with significant opportunity to graze livestock.

Upper Elkhorn NRD:

- 143.64 certified irrigated acres

Well Information:

- G-055798 - 900 GPM; 221' Well Depth; 70' Static Level; 113' Pump Level; 8" Column Diameter; Drilled in 1977



Aerial Map

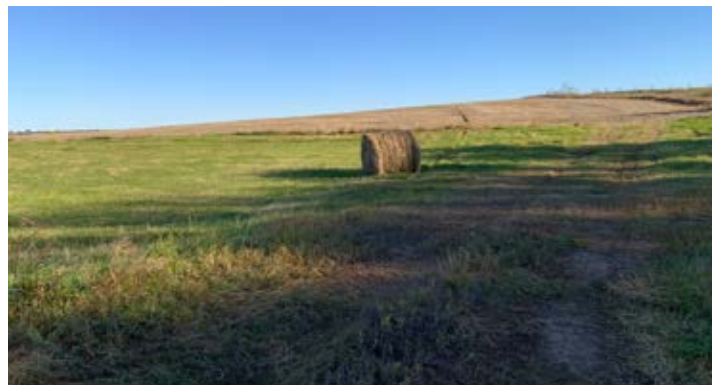


Soils Map



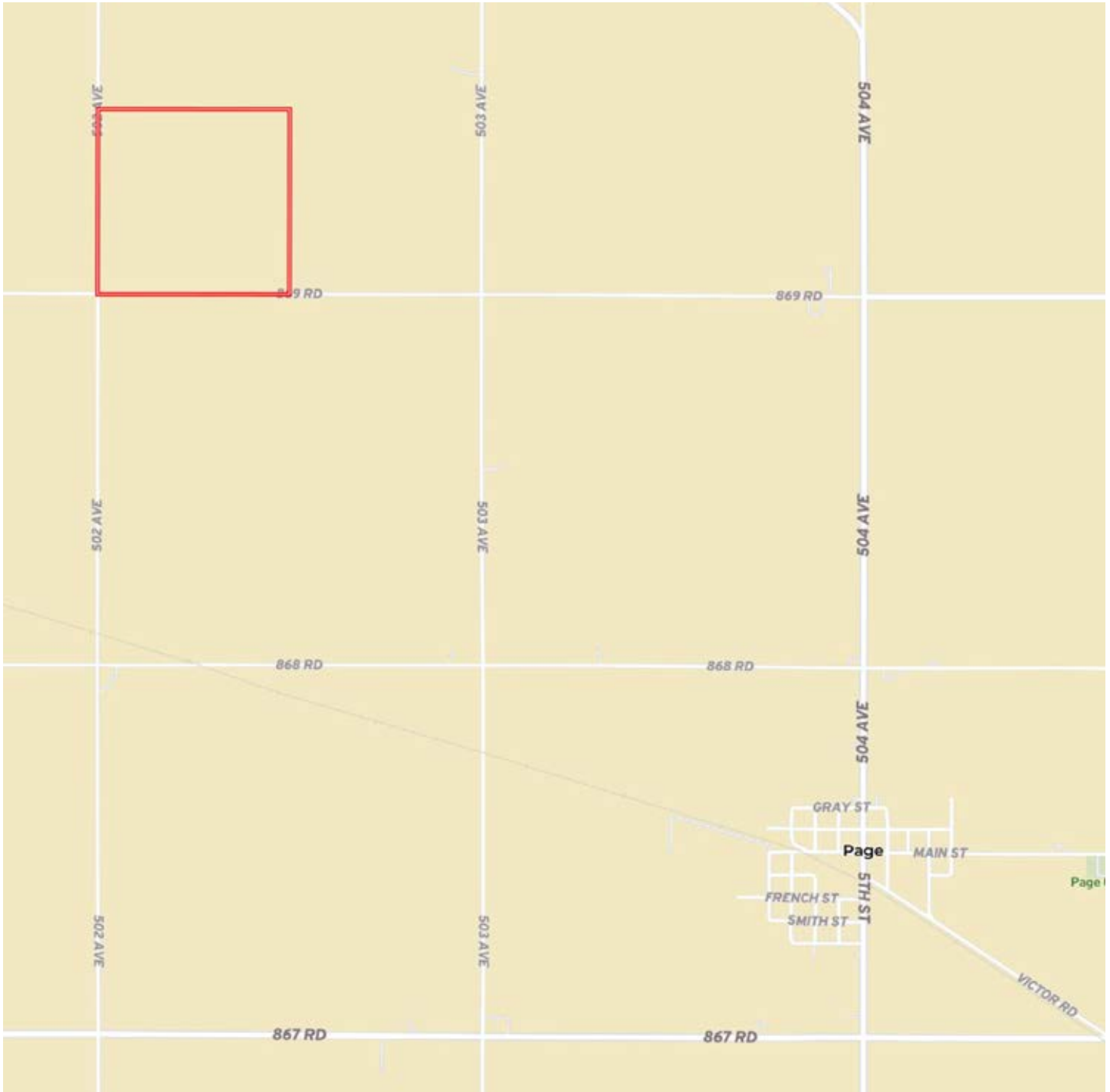
Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	61.24	38.33	54	36	3e
4370	Libory loamy fine sand, 0 to 3 percent slopes	38.72	24.23	57	49	3e
4249	Ord-Lute fine sandy loams, rarely flooded	23.81	14.9	0	30	2w
3286	Paka loam, 2 to 6 percent slopes	16.42	10.28	0	54	3e
3710	Cass fine sandy loam, rarely flooded	11.11	6.95	0	40	2e
3284	Paka fine sandy loam, 2 to 6 percent slopes	4.93	3.09	0	49	3e
4499	Dunday loamy sand, 3 to 6 percent slopes	3.11	1.95	0	24	4e
4498	Dunday loamy sand, 0 to 3 percent slopes	0.33	0.21	0	25	4e
3285	Paka loam, 0 to 2 percent slopes	0.11	0.07	0	55	2c
TOTALS		159.78(*)	100%	34.51	40.54	2.8



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 on the reverse side are the Designated Agents for the seller.

Property Location



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