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L-2400562



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LAND FOR SALE

154.44± Acres, Holt County, Nebraska

OFFERED AT
\$1,250,964

Highlights:

- Newer pivot!
- Open for 2025 crop year!
- High percentage tillable!



For additional information, please contact:

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Property Information

Directions to Property:

- From Page, Nebraska, 2½ miles north on 504th Avenue, then east 3 miles on 870th Road to the northwest corner of the property.
- From O'Neill, Nebraska, 11 miles east on old Highway 108 (872nd Road), then 2 miles south on 504th Avenue, then east 3¼ miles on 870th Road to the northwest corner of the property.

Property Description:

High quality eastern Holt County irrigated quarter-section located 5.5 miles northeast of Page, Nebraska.

This farm offers 130 irrigated acres watered by a 2019 Zimmatic pivot and newer irrigation well. Great access, with 870th Road along the north and 507th Avenue to the west. Dryland corners are farmed, with nearly 20 acres in dry crop corners.

Good soils, newer well, and electric power make this a great quarter for the producer or investor!

Call the agent for details or a showing!

Legal Description:

Northwest Quarter (NW¼) of Section 3, Township 28 North, Range 9 West of the 6th P.M., Holt County, Nebraska.

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	143.4 acres	153 bushels
Soybeans	5.8 acres	45 bushels

Irrigated Acres:

Upper Elkhorn NRD: 129.57 certified irrigated acres.

Well Information:

#G-110240 – 1,100 GPM; 347' Well Depth; 40' Static Level; 225' Pump Level; 8" Column Diameter; Drilled in 2001

#G-031443 – 1,250 GPM; 342' Well Depth; 35' Static Level; 186' Pump Level; 8" Column Diameter; Drilled in 1969

2024 Taxes:

- \$5,725.02

Price:

- \$1,250,964.00 or \$8,100.00 per acre



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.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6575	Trent silt loam, 0 to 2 percent slopes	79.27	51.14	0	81	1
6615	Bazile silt loam, 2 to 6 percent slopes	62.37	40.24	0	58	3e
6613	Bazile silt loam, 0 to 2 percent slopes	6.74	4.35	0	60	2c
3918	Bonesteel silt loam	6.64	4.28	53	17	4w
TOTALS		155.0 2(*)	100%	2.27	68.1	1.98



Property Location



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