



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

336± Acres, Holt County, Nebraska

OFFERED AT
\$1,980,720 or
\$5,895 per acre

Highlights:

- Irrigated farmland
- High-quality soils
- Close to markets
- Paved road access



For additional information, please contact:
Dave Hickey, Agent | (402) 340-4436
DHickey@FarmersNational.com

Property Information

Directions to Property:

Travel 15 and one-half miles north of O’Neill, Nebraska, along US Highway 281, then go two miles east on 887th Road to the northwest corner of the property.

Property Description:

Nice, irrigated farm with high-quality soils and paved road access. Located just 16 miles from O’Neill, this farm offers late model irrigation equipment and plenty of water from multiple wells. This farm gives the producer plenty of opportunity for a variety of crops with one circle currently planted to alfalfa.

If you need a farm that offers great soils, water, depreciation, and plenty of opportunity, call the agent today!

Legal Description:

Northwest Quarter (NW¼); North 350 feet of the Southwest Quarter (SW¼); and Northeast Quarter (NE¼) less 5+/- acres in the northeast corner containing the bin site (subject to certified survey); Section 9, Township 31 North, Range 11 West of the 6th P.M. Holt County, Nebraska.

FSA Information:

• Tract 13210:

	<u>Base</u>	<u>PLC Yield</u>
Corn	20.60 acres	163 bushels
Grain Sorghum	4.40 acres	46 bushels
Soybeans	6.90 acres	60 bushels

• Tract 13211:

	<u>Base</u>	<u>PLC Yield</u>
Corn	65.10 acres	163 bushels
Soybeans	71.60 acres	60 bushels

Farm Data:

Cropland	325.30 acres
Other	<u>10.70 acres</u>
Total	336.00 acres

Well Information:

Registration #	GPM	Well Depth	Static Level	Pump Level	Col. Diameter	Year Drilled
G-158276	350	79	13	36	6	2010
G-159604	175	58	4.5	30	4	2011
G-159605	175	58	4	38	4	2011
G-159606	375	90	3	43	6	2011
G-159607	175	89	5	59	4	2011
G-159608	350	90	13	52	6	2011
G-101704	250	93	11	50	6	2011
G-161705	250	100	13	54	6	2011
G-162432	250	99	13	37	6	2012

Information obtained from State Dept. of Water Resources

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.

Taxes:

- \$9,344.61 (estimated)

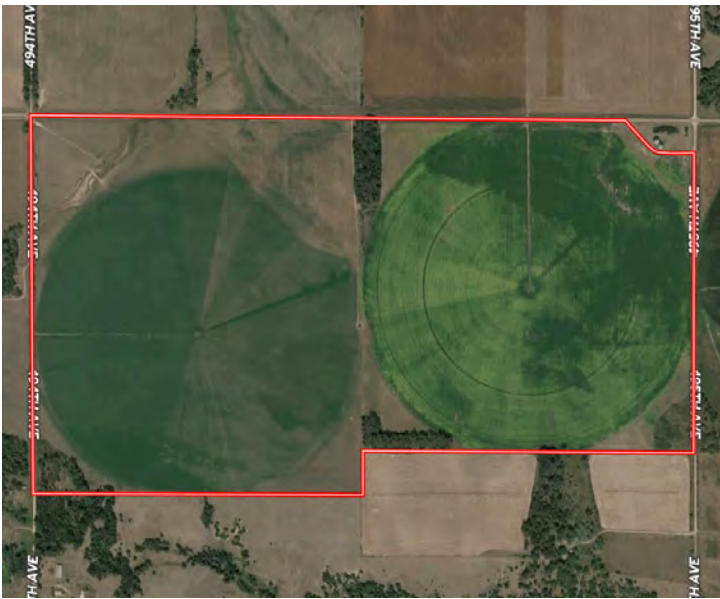
Lower Niobrara NRD:

- 261.79 certified irrigated acres

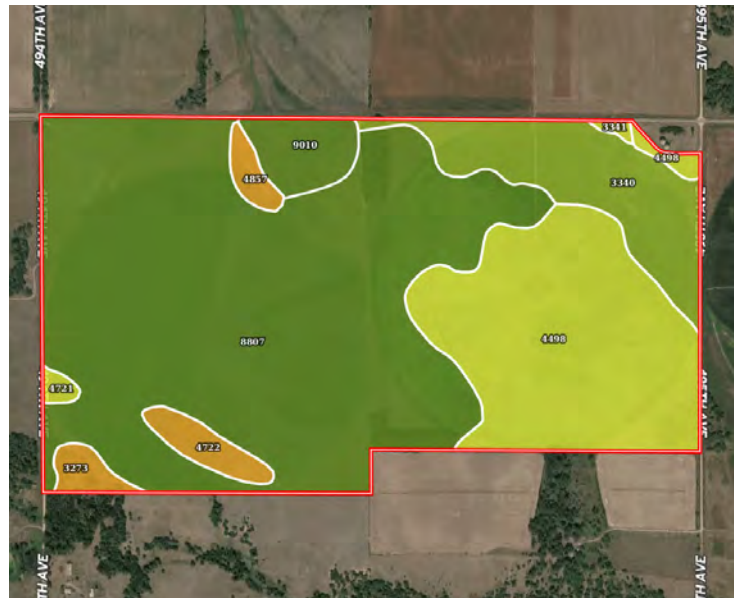
Irrigation Equipment:

- 2011 Valley 8 tower 7,000 series irrigation system with drops, end gun, and booster pump (10824001)
- 2011 Valley 6 tower 7,000 series irrigation system with overhead sprinklers, end gun, booster pump, and big tires (10824003)
- **G1:** CNH power unit 8.3L (46356349); 200 kw Magna Plus generator (746796-0820); (2) 1,000 gallon fuel tanks
- **Well G2:** Isuzu power unit (6 BG1-331128); 60 kw Lima generator (LM 382458); 60 hp Amarillo gearhead (229038); WLR pump; 1,000 gallon fuel tank
- **Well T1:** 25 hp GE electric motor (02106245); WLR pump
- **Well T2:** 25 hp Emerson electric motor (S03 7477817-003); WLP pump
- **Well T3:** 30 hp Emerson electric motor (S01 7472815-0001); WLR pump
- **Well T4:** 25 hp Emerson electric motor (S06 7486638-0002); WLR pump
- **Well T5:** 30 hp US electric motor (B08 7745544-0066); WLR pump
- **Well S1:** Submersible pump
- **Well S2:** Submersible pump
- **Well S3:** Submersible pump

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8807	Anselmo-Oneill sandy loams, 0 to 3 percent slopes	201.3 3	58.85	0	46	2e
4498	Dunday loamy sand, 0 to 3 percent slopes	79.26	23.17	0	36	4e
3340	Wewela fine sandy loam, 0 to 3 percent slopes	34.97	10.22	43	37	3e
9010	Anselmo loam, 0 to 1 percent slopes	10.55	3.08	0	56	2c
4722	Pivot loamy sand, 3 to 9 percent slopes	6.2	1.81	0	34	6e
3273	Oneill-Meadin fine sandy loams, 6 to 11 percent slopes	4.04	1.18	0	38	6e
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	3.51	1.03	0	34	6e
4721	Pivot loamy sand, 0 to 3 percent slopes	1.48	0.43	0	33	4e
3341	Wewela fine sandy loam, 3 to 6 percent slopes	0.79	0.23	39	36	4e
TOTALS		342.1 3(*)	100%	4.49	42.56	2.74



Property Location

