



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

160± Acres, Holt County, Nebraska

OFFERED AT
\$725,000

Highlights:

- Abundant irrigation water
- Great access
- Available for 2025



For additional information, please contact:
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Property Information

Directions to Property:

Travel three miles west of Stuart, Nebraska, along US Highway 20, then go one mile south on 464th Avenue to the northwest corner of the property.

Legal Description:

Northwest Quarter (NW $\frac{1}{4}$) of Section 16, Township 30 North, Range 16 West of the 6th P.M., Holt County, Nebraska.

Property Description:

Nice laying pivot irrigated quarter-section located southwest of Stuart in western Holt County. Good row-crop farm, or would make an excellent feed producer or grass quarter. High capacity well watering 130.72 irrigated acres. Stock well located in the northwest corner. Full possession for the 2025 growing season!

Upper Elkhorn NRD:

- 130.72 certified irrigated acres

Irrigation Equipment:

- Zimmatic 9-tower pivot with drops, booster pump, and Valley panelbox; Isuzu power unit; Sargent pump; Amarillo gearhead; Lima generator; 1,000 gallon fuel tank

Well Information:

- #G-055534 – 1,000 GPM; 95' Well Depth; 7' Static Level; 15' Pump Level; 9" Column Diameter; Drilled in 1976

FSA Information:

	Base	PLC Yield
Corn	132.40 acres	133 bushels

Taxes:

- \$4,471.84

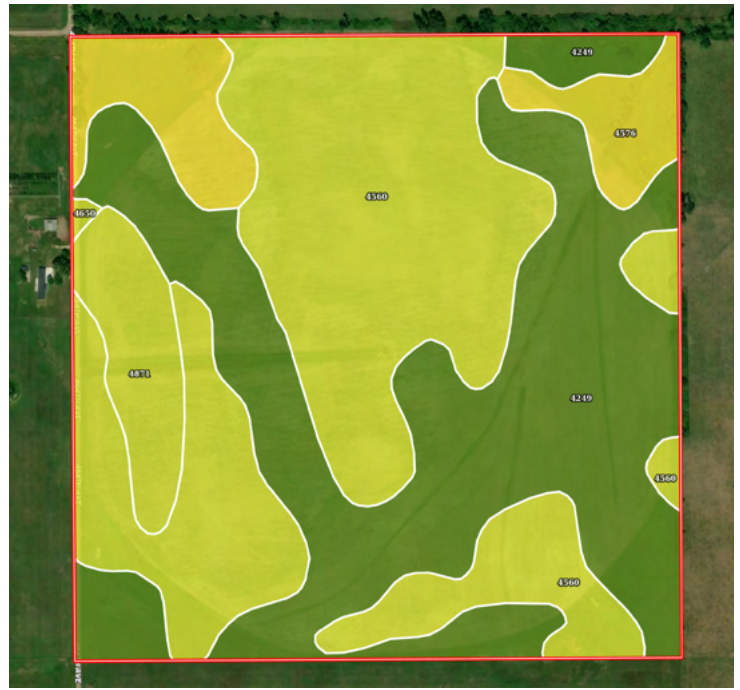


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
4249	Ord-Lute fine sandy loams, rarely flooded	65.24	40.79	0	36	2w
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	53.22	33.27	0	33	4w
4650	lpage loamy fine sand, 0 to 3 percent slopes	18.2	11.38	54	31	4e
4576	Gannett loam, 0 to 1 percent slopes	14.32	8.95	51	34	5w
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	8.96	5.6	0	34	4e
TOTALS		159.9 4(*)	100%	10.71	34.14	3.27



Property Location

