



**Farmers
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L-2500412

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LAND FOR SALE

316.79± Acres, Holt County, Nebraska

OFFERED AT
**\$3,009,505 or
\$9,500 per acre**

Highlights:

- Excellent location
- Quality equipment, soils, and water
- Exceptional half-section



For additional information, please contact:

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Property Information

Directions to Property: From O’Neill, Nebraska, travel five miles east on Old Highway 108, then 2.5 miles north on 498th Avenue to the southwest corner of the property.

Legal Description: North Half (N½) of Section 7, Township 29 North, Range 10 West of the 6th P.M., Holt County, Nebraska.

Property Description: Rarely does an opportunity to purchase a half-section of irrigated cropland just northeast of O’Neill come up. This farm has it all – good soils, excellent water and late model irrigation equipment. There are 264.74 certified irrigated acres watered by Zimmatic pivots and electric wells. One electric well is recently updated to a variable frequency drive. Two diesel powered helper wells round out the irrigation equipment. A nearly table-top flat highly accessible farm that has been meticulously operated by the same family for many years! **Call the agent today for details.**

Taxes: \$11,691.18

Price: \$3,009,505 or \$9,500 per acre

Lower Niobrara NRD: 264.74 certified irrigated acres

Irrigation Equipment:

NW¼: Main Well

Electric submersible well with variable frequency drive

Helper Well

John Deere diesel power unit
Amarillo S60A gearhead (sn 309498)
Grosch pump
1,000 gallon fuel tank;

2007 Zimmatic 7-tower pivot with drop nozzles on 5 towers (sn L 97892)

NE¼: Main Well

100 hp. U.S. electric motor (sn 602 41073287-0082)
Grosch pump

Helper Well

John Deere diesel power unit (sn 348606T)
Amarillo gearhead
2,000 gallon fuel tank

2013 Zimmatic 7-tower pivot with drop nozzles on 5 towers (sn LC 2967)

Well Information

Registration #	GPM	Well Depth	Static Level	Pump Level	Col. Diam.	Year Drilled
G-078661	600	282	32	133	6	1993
G-134195	1000	286	28	244	8	2005
G-166589	400	300	33	58	6	2013
G-074038	600	281	27	62	6	2024

(Information obtained from State Dept. of Water Resources)

FSA Information:

Farm #12477

Tract #8937 (NW¼)

FSA Cropland Acres: 153.09

	Base	PLC Yield
Corn	99.9 acres	195 bushels
Soybeans	42.6 acres	56 bushels
Total	142.5 acres	



Farm #12477

Tract #8938 (NE¼)

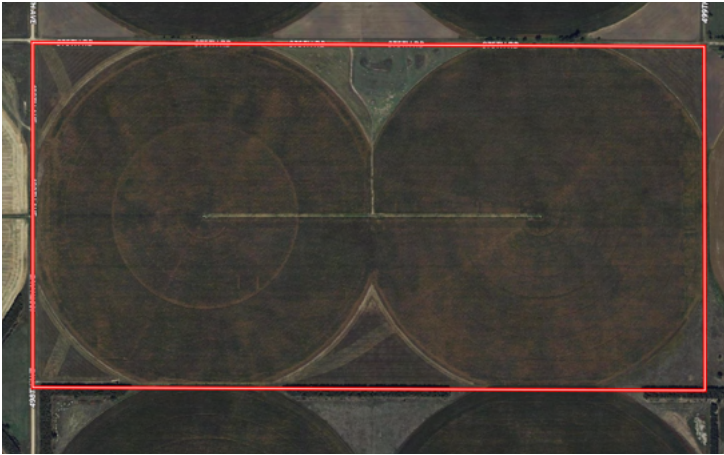
FSA Cropland Acres: 150.46

	Base	PLC Yield
Corn	96.6 acres	195 bushels
Soybeans	38.7 acres	56 bushels
Total	135.3 acres	

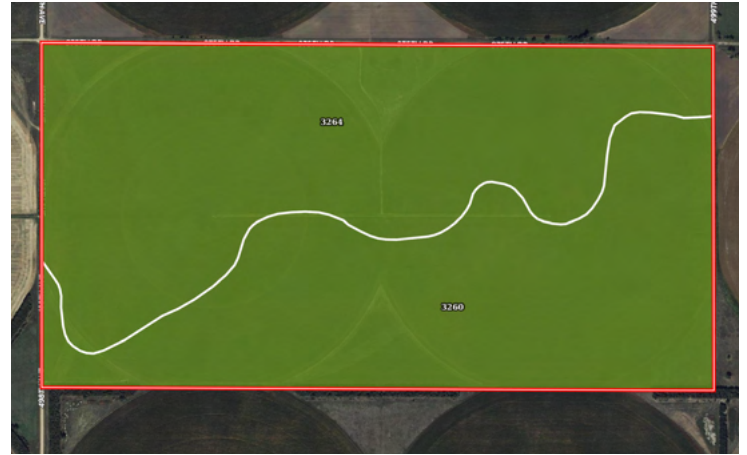


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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



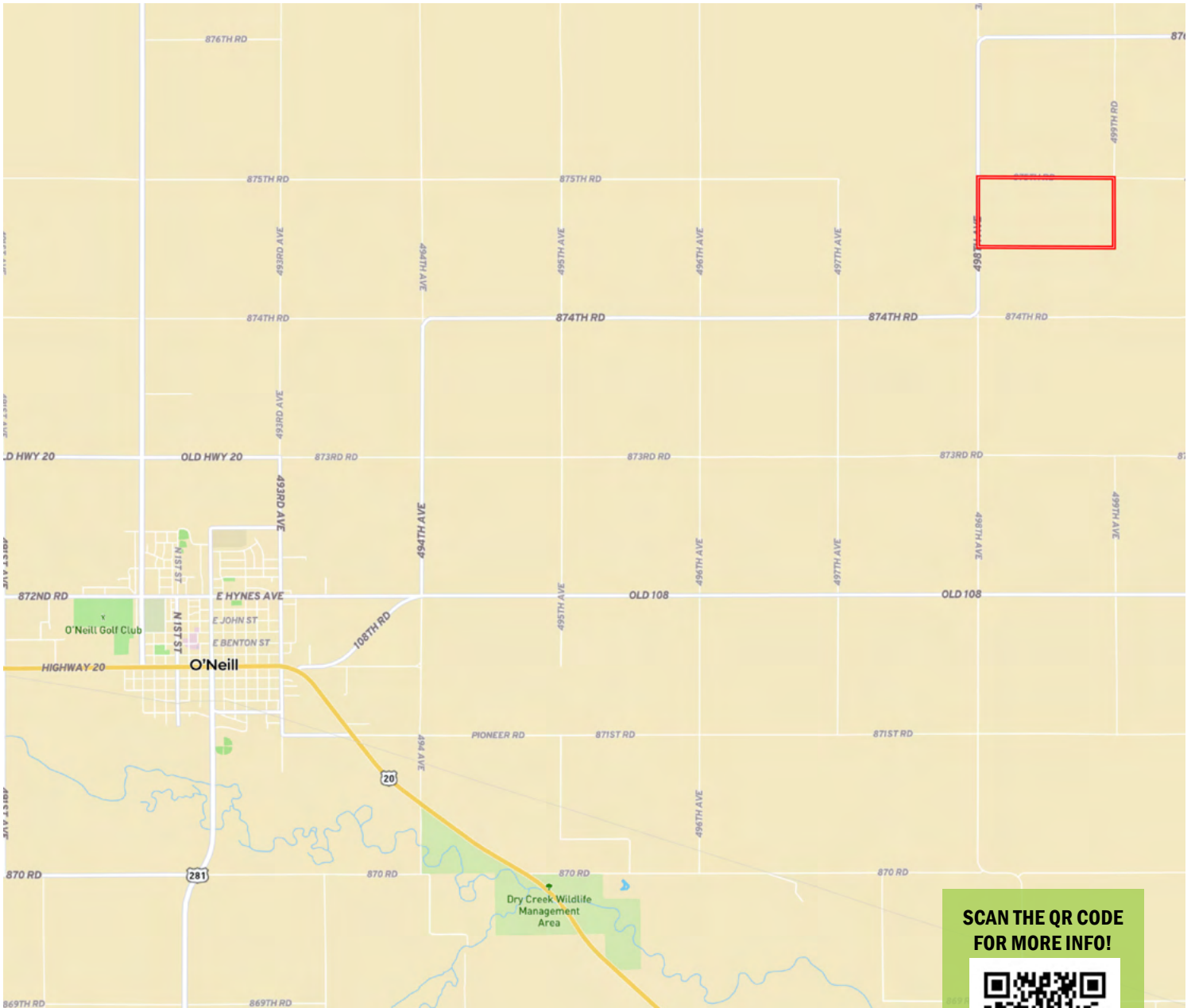
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3264	Oneill loam, 0 to 2 percent slopes	168.26	53.86	0	43	2c
3260	Oneill fine sandy loam, 0 to 2 percent slopes	144.14	46.14	0	35	2c
TOTALS		312.4(*)	100%	-	39.31	2.0



Location Map



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