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FOR MORE INFO!



# LAND FOR SALE

160± Acres, Holt County, Nebraska

OFFERED AT  
**\$700,000**

## Highlights:

- Drought proof irrigated farm
- Good irrigation equipment
- One mile from Highway 20



For additional information, please contact:  
**Dave Hickey, Agent | (402) 340-4436**  
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# Property Information

**Property Description:** Drought proof irrigated quarter located three miles west and one mile south of Stuart. This quarter put up lots of bales of oat hay in 2025 and is a real feed producer. The Zimmatic pivot waters 130.7 irrigated acres, with the corners in grass. The stock well is located in the northwest corner, adjacent to the county gravel road. This quarter would make an excellent grass quarter for high-intensity grazing or could be used for row crop production.

Leased for 2026. Call the agent for details!

**Directions to Property:** Travel 3 miles west of Stuart, Nebraska, on U.S. Highway 20, then 1 mile south on 464th Avenue to the northwest corner of the property.

**Legal Description:** Northwest Quarter (NW¼) of Section 16, Township 30 North, Range 16 West of the 6th P.M., Holt County, Nebraska.

**FSA Information:**

**Farm #10002**  
**Tract #3473**  
**FSA Cropland Acres: 156.9**

Crop	Base	PLC Yield
Corn	132.4 acres	133 bushels

**Price:** \$700,000.00

**Taxes:** \$4,151.32

**Upper Elkhorn NRD:** 130.72 certified irrigated acres

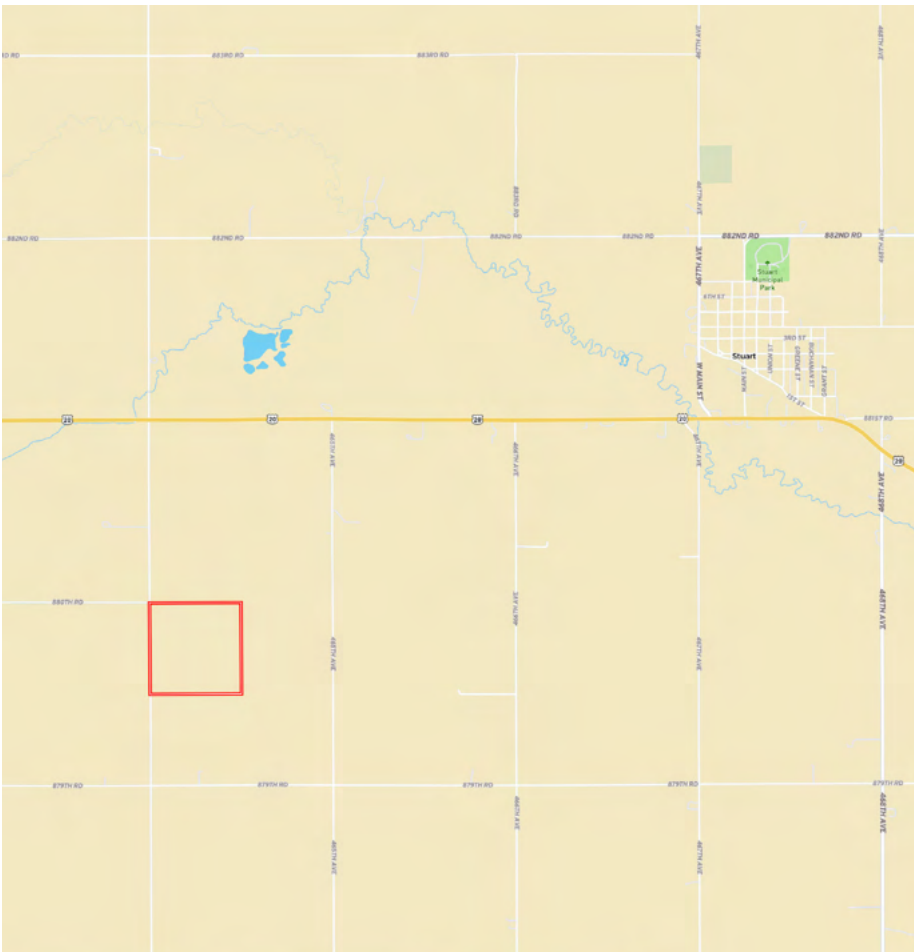
**Irrigation Equipment:** Zimmatic 9-tower pivot with drops, booster pump, and Valley panelbox; Isuzu power unit; Sargent pump; Amarillo gearhead; generator; 1,000 gallon fuel tank

## Well Information

Registration #	GPM	Well Depth	Static Level	Pump Level	Col. Diam.	Year Drilled
G-055534	1,000	95'	7'	15'	9"	1976

(Information obtained from State Dept. of Water Resources)

## Location Map



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4249	Ord-Lute fine sandy loams, rarely flooded	65.19	40.79	0	40	2w
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	53.17	33.27	0	33	4w
4646	lpage loamy fine sand, 0 to 3 percent slopes	18.19	11.38	54	31	4e
4576	Gannett loam, 0 to 1 percent slopes	14.31	8.95	51	34	5w
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	8.95	5.6	0	34	4e
TOTALS		159.8 1(*)	100%	10.71	35.78	3.27



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.

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