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L-2600559-00

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LAND FOR SALE

399.05± Acres, Holt County, Nebraska

OFFERED AT
\$2,992,875
or \$7,500/acre

Highlights:

- All electric systems
- Two new pivots
- Great location and access



For additional information, please contact:

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Property Information

**Northeast Quarter (NE¼) & East Half of the Northwest Quarter (E½NW¼) of Section 3,
Township 25 North, Range 9 West of the 6th P.M., Holt County, Nebraska (South of oil road)**

Directions to Property: From Ewing, Nebraska, travel 6 miles south on 508th Avenue to the northeast corner of the property.

Property Description: Pivot Irrigated Cropland with Prime Location and Oil Road Access on Two Sides

Outstanding opportunity to purchase a highly productive irrigated farm in an excellent location just 6 miles south of Ewing, Nebraska. This quality property features 209.69 certified irrigated acres served by two center pivot systems and benefits from convenient oil road access along two sides, providing excellent year-round accessibility.

The farm is irrigated by two wells, strategically located at each pivot point for efficient water delivery. Improvements include a 2025 Reinke 8-tower center pivot and a Zimmatic 8-tower center pivot, both powered by electric wells, offering dependable irrigation for consistent crop production.

The pivot corners consist primarily of grassland and mature trees, creating natural protection and making the property well-suited for winter grazing of corn stalks. An electric submersible stock well located on the east side of the farm further enhances its livestock potential.

With a strong combination of irrigated cropland, livestock grazing opportunities, and excellent access, this farm is a versatile and attractive investment for both operators and agricultural investors.

Size: 239.05± acres

Price: \$1,792,875.00 or \$7,500.00 per acre

Taxes: \$8,535.50

Property Highlights

- 209.69 certified irrigated acres
- Two center pivot irrigation systems
- 2025 Reinke 8-tower pivot
- 1996 Zimmatic 8-tower pivot
- Two irrigation wells, one at each pivot point
- All electric irrigation equipment
- Oil road access on two sides
- Grass and tree-lined corners ideal for winter grazing
- Electric submersible stock well
- Located just 6 miles south of Ewing
- Full possession available for the 2027 crop year

A productive, well-improved irrigated farm offering excellent access, reliable water, and added livestock versatility in a desirable Holt County location.

FSA Information: FSA cropland co-mingled with other tract; and is subject to Holt County FSA reconstitution of base acres.

Farm #12079

Tract #1616

FSA Cropland Acres: 355.8

Crop	Base	PLC Yield
Corn	335.0 acres	169 bushels
Soybeans	9.3 acres	60 bushels

Upper Elkhorn NRD: 209.69 certified irrigated acres

Irrigation Equipment: 2025 Reinke 8-tower pivot, model 2065 (sn 0525-91187); 1996 Zimmatic 8-tower pivot, model Gen II (sn L54301); 75 hp US electric motor, east motor (sn R-6326-05-245 R 325 2299 M); 60 hp US electric motor, west motor (sn 6234/BOIL266R 08 OR-6)

Well Information

Registration #	GPM	Well Depth	Static Level	Pump Level	Col. Diam.	Year Drilled
G-115849	1,250	470'	31.5'	68'	8"	2002
G-064717	900	460'	40'	105'	8"	2009

(Information obtained from State Dept. of Water Resources)

Property Photos

**Northeast Quarter (NE $\frac{1}{4}$) & East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 3,
Township 25 North, Range 9 West of the 6th P.M., Holt County, Nebraska (South of oil road)**



Property Information

Southwest Quarter (SW¼) of Section 34, Township 26 North, Range 9 West of the 6th P.M., Holt County, Nebraska (North of oil road)

Directions to Property: From Ewing, Nebraska, travel 6 miles south on 508th Avenue, then one-half mile west on 852nd Road to the southeast corner of the property.

Property Description: Pivot Irrigated Quarter-Section with Paved Road Access & Nearly 49,000 Bushels of Grain Storage

Exceptional opportunity to purchase a highly productive pivot irrigated quarter-section featuring excellent improvements and convenient paved road access. This quality farm includes a new 2025 Reinke 8-tower center pivot irrigation system, powered by a 60 HP electric motor, efficiently irrigating 133.67 certified irrigated acres.

Complementing the irrigated acreage are substantial grain storage facilities, including two Behlen grain bins and a 33,600-bushel Superior grain bin, providing a total storage capacity of nearly 49,000 bushels.

Conveniently located just 6 miles south and ½ mile west of Ewing, Nebraska, the property enjoys easy year-round access via paved roads. Currently planted to corn for the 2026 crop year, the farm offers full possession for the 2027 farming season, making it an outstanding investment and operating opportunity for producers and investors alike.

This is a well-improved, productive irrigated farm in a desirable location with the infrastructure already in place for continued success.

Main Improvement & Features:

- 133.67 certified irrigated acres
- New 2025 Reinke 8-tower center pivot
- 60 HP electric irrigation motor
- 49,000 bushels of grain storage in 3 grain bins
- Paved road access
- Located 6 miles south and ½ mile west of Ewing
- Full possession for the 2027 crop season

FSA Information: FSA cropland co-mingled with other tract; and is subject to Holt County FSA reconstitution of base acres.

Farm #12079
Tract #1616
FSA Cropland Acres: 355.8

Crop	Base	PLC Yield
Corn	335.0 acres	169 bushels
Soybeans	9.3 acres	60 bushels

Upper Elkhorn NRD: 133.67 certified irrigated acres

Irrigation Equipment: 2025 Reinke 8-tower pivot, model 2065 (sn 0525-91184); 60 hp US electric motor (sn L-11-BF60A-M D16 003); Grosch pump

Size: 160± acres

Price: \$1,200,000.00 or \$7,500.00 per acre

Taxes: \$2,790.86

Well Information

Registration #	GPM	Well Depth	Static Level	Pump Level	Col. Diam.	Year Drilled
G-174952	900	460'	33'	73'	8"	2011

(Information obtained from State Dept. of Water Resources)

Property Photos

**Southwest Quarter (SW $\frac{1}{4}$) of Section 34, Township 26 North, Range 9 West of the 6th P.M.,
Holt County, Nebraska (North of oil road)**



Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	33.2%	133	6e	4e
●	4498	Dunday loamy sand, 0 to 3 percent slopes	21.6%	86.6	4e	3e
●	4499	Dunday loamy sand, 3 to 6 percent slopes	17.3%	69.6	4e	4e
●	4792	Valentine fine sand, 3 to 9 percent slopes, moist	12.3%	49.4	6e	4e
●	4646	lpage loamy fine sand, 0 to 3 percent slopes	4.8%	19.2	4e	4e
●	4370	Libory loamy fine sand, 0 to 3 percent slopes	4.3%	17.4	3e	3e
●	4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	3.7%	14.8	6e	--
●	6636	Boelus loamy fine sand, 0 to 2 percent slopes	1.9%	7.8	3e	3e
●	4641	lpage fine sand, 0 to 3 percent slopes	0.7%	2.9	6e	--
●	4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	0.1%	0.3	4e	4e

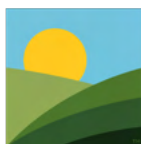
Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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