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L-2400156



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FOR MORE INFO!



LAND FOR SALE

160± Acres, Holt County, Nebraska

OFFERED AT
\$640,000 or
\$4,000 per acre

Highlights:

- Certified organic
- Strong water area
- Good access



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436 or (402) 336-3500
DHickey@FarmersNational.com

Property Information

Directions to Property:

Three miles west of Stuart, Nebraska, along US Highway 20, then one 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.

Property Description:

Pivot irrigated quarter-section located three miles west and one mile south of Stuart in Holt County. This farm offers 130.72 certified irrigated acres watered by a Zimmatic 9-tower pivot system with Isuzu power unit. High capacity irrigated well. Full possession for 2024! Call agent today.

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	132.4 acres	133 bushels

2023 Taxes:

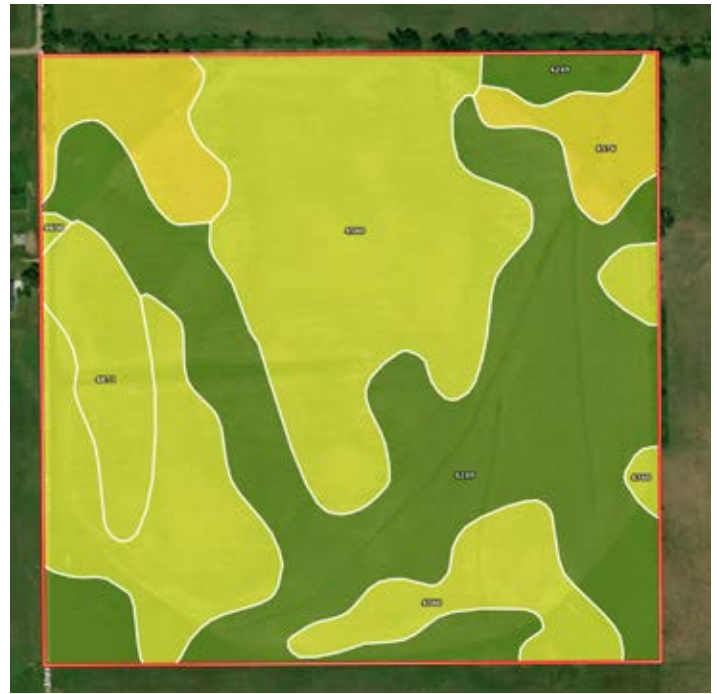
\$4,990.16



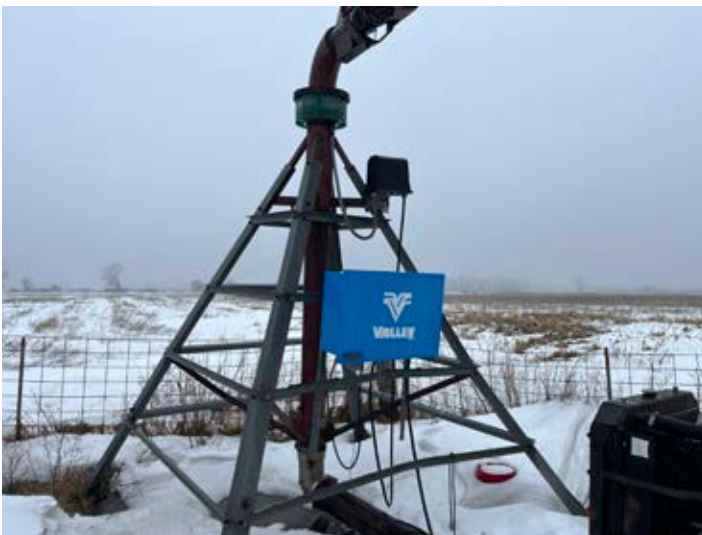
Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4249	Ord-Lute fine sandy loams, rarely flooded	65.24	40.79	0	30	2w
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	53.22	33.27	0	24	4w
4650	lpage loamy fine sand, 0 to 3 percent slopes	18.2	11.38	54	24	4e
4576	Gannett loam, 0 to 1 percent slopes	14.32	8.95	51	27	5w
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	8.96	5.6	0	24	4e
TOTALS		159.9 4(*)	100%	10.71	26.72	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.

