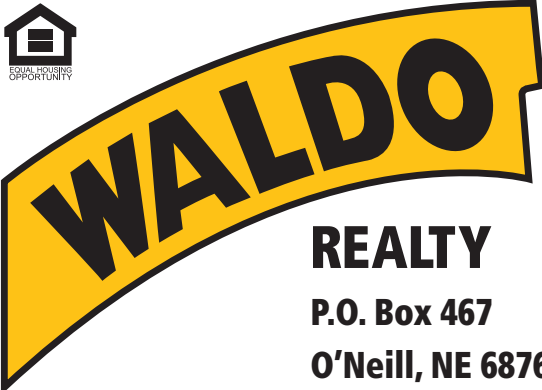




FOR SALE

292.02 +/- Acres

Pierce County, Nebraska



REALTY
P.O. Box 467
O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 292.02 +/- Acres

PROPERTY LOCATION: From Pierce, NE go west 1 ¼ miles on 854th Rd (Pierce-Neligh via County Rd) then go north a ¼ mile on 548th Ave to the east boundary of the subject property.

LEGAL DESCRIPTION: Pt NE ¼ & Pt SE ¼ Section 20, Township 26N, Range 2 West of the 6th P.M. Pierce County, NE

PROPERTY DESCRIPTION: Here's an attractive offering consisting of 2 all electric irrigated farms that are nearly 100% tillable protected by mature shelter belts on multiple sides. These farms are located just 1 ¼ miles west of Pierce, NE along 854th Rd (Pierce-Neligh via County Rd). This property would make a great addition to any operation or a strong investment property with the competitive rental rates and great county road access within minutes of multiple grain handling facilities.

CERTIFIED IRRIGATED ACRES: N ¼ - 131.61 S ¼ - 131.67

SOIL INFORMATION: See Attached.

EQUIPMENT LIST:

N ¼ - 7 tower Valley pivot ser: 10746949
60 HP US Motors Gearhead
Western Land Roller Pump
S ¼ - 7 tower Valley pivot ser: 10729010
Submersible well & pump

N ¼ WELL INFORMATION:

GPM 1250
Well Depth 163'
Static Level 31'
Pump Level 50'
Col. Diam. 8"
Reg. # G-111866

S ¼ WELL INFORMATION:

GPM 1250
Well Depth 155'
Static Level 21'
Pump Level 42'
Col. Diam. 9"
Reg. # G-036868

FSA INFORMATION:

Cropland Acres: 266.55
Corn Contract Acre Base: 237.9 Yield: 157
Soybean Contract Acre Base: 7.7 Yield: 48

POWER SERVICE PROVIDER: Northeast Power (402)375-1360

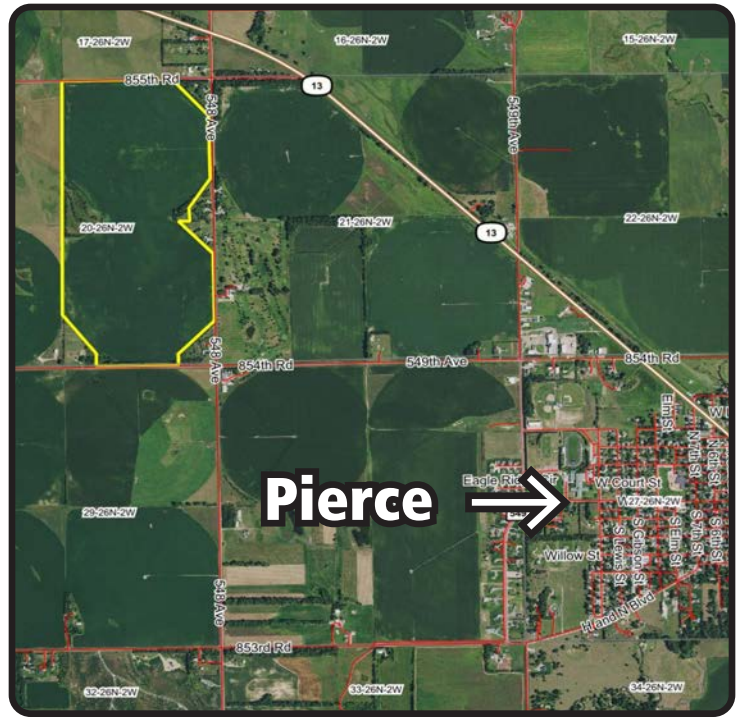
NRD NAME & PHONE #: Lower Elkhorn NRD (402)371-7313

REAL ESTATE TAXES: 2020 - \$12,770.46

PRICE & TERMS: \$2,628,180.00

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

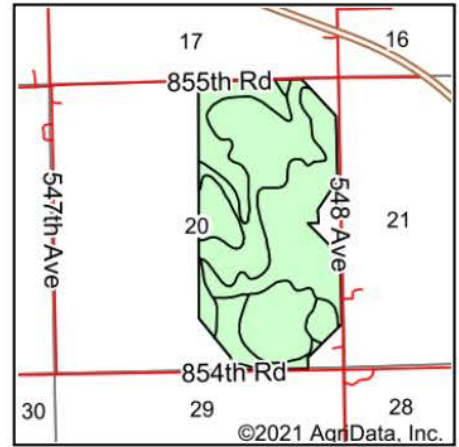
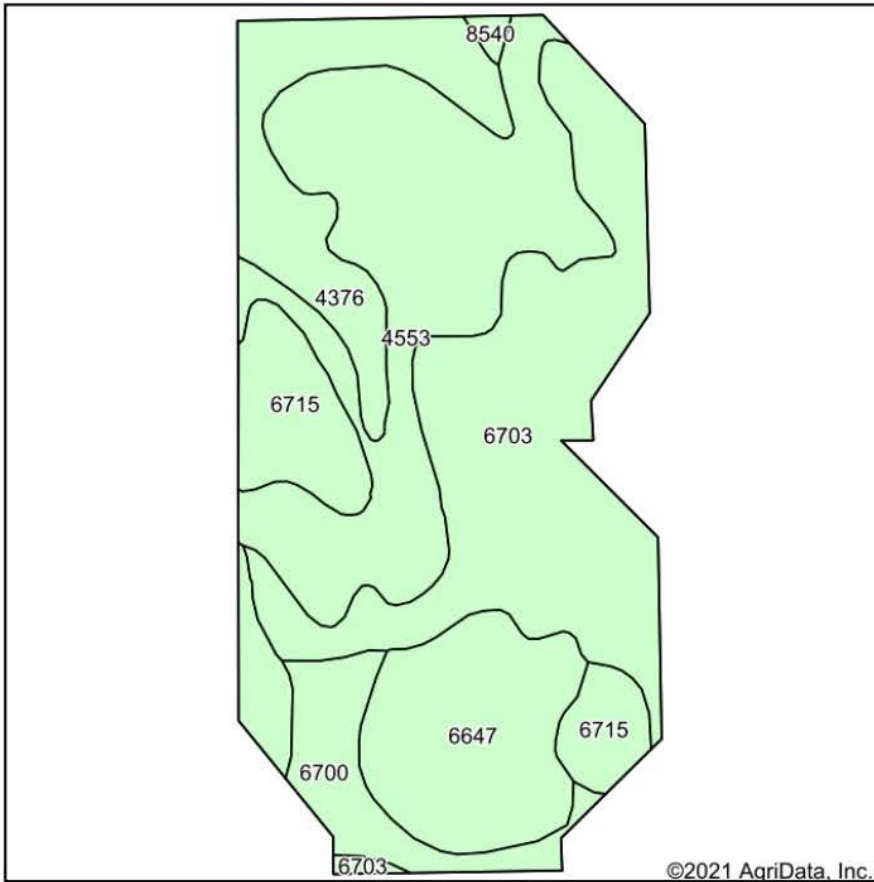




Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Pierce**
 Location: **20-26N-2W**
 Township: **Pierce**
 Acres: **287.4**
 Date: **10/26/2021**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE139, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6703	Thurman loamy fine sand, 2 to 6 percent slopes	85.03	29.6%	IVe	IVe	32	52	34
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	83.06	28.9%	IVw	IIIw	29	37	29
6647	Boelus-Loretto complex, 2 to 6 percent slopes	37.30	13.0%	IIIe	IIIe	60	48	50
4376	Loup fine sandy loam, rarely flooded	32.38	11.3%	Vw		56	37	38
6715	Thurman-Valentine complex, undulating	30.62	10.7%	IVe	IVe	29	31	25
6700	Thurman loamy fine sand, 0 to 2 percent slopes	17.86	6.2%	IIIe	IIIe	34	51	33
8540	Ovina fine sandy loam, rarely flooded	1.15	0.4%	IIw	IIw	54	48	60
Weighted Average				3.91	3.06	37.4	*n 43.1	*n 34.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method