



FOR SALE

30.53 +/- Acres

Pierce County, Nebraska



EQUAL HOUSING
OPPORTUNITY

WALDO

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: 30.53 +/- Acres

PROPERTY LOCATION: From Pierce, NE 1 ½ miles north on Old Hwy 98 to the northwest boundary of the subject property.

PROPERTY DESCRIPTION: This offering consists of a nearly 100% tillable dryland farm located just 1 ½ miles north of Pierce, NE along Old Hwy 98. This farm would make a great addition to any operation or a strong investment property offering competitive rental rates and great highway access within minutes of multiple grain handling facilities.

LEGAL DESCRIPTION: NW ¼ SW ¼ (Less 9.33 acres sold off in 1989) all in Section 14, Township 26N, Range 2 West of the 6th P.M. Pierce County, NE

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

FSA INFORMATION:

Cropland Acres: 29.02

Corn Contract Acre Base: 13.6 Yield: 133

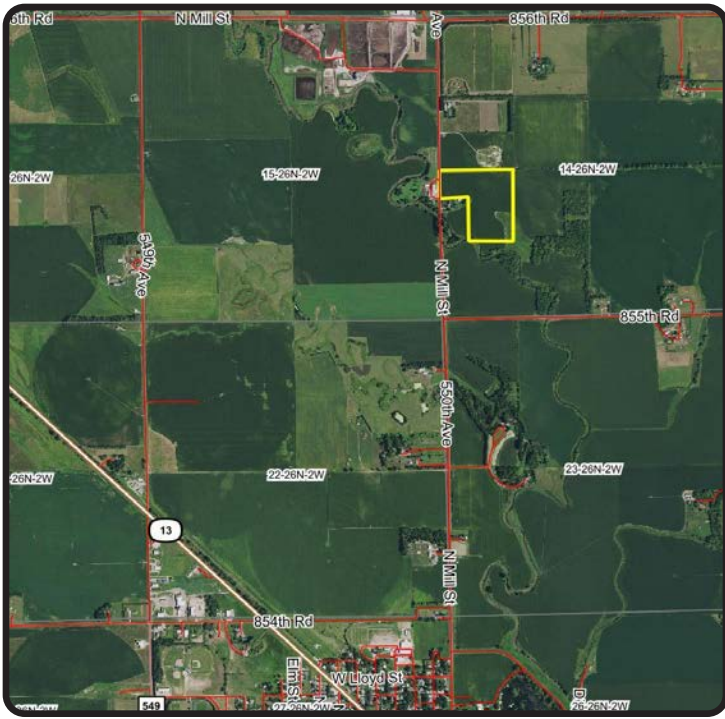
Soybean Contract Acre Base: 13.7 Yield: 40

SOIL INFORMATION (MAPS, ETC.): See Attached

REAL ESTATE TAXES: 2020 - \$1,176.16 **PRICE & TERMS:** \$207,604.00

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

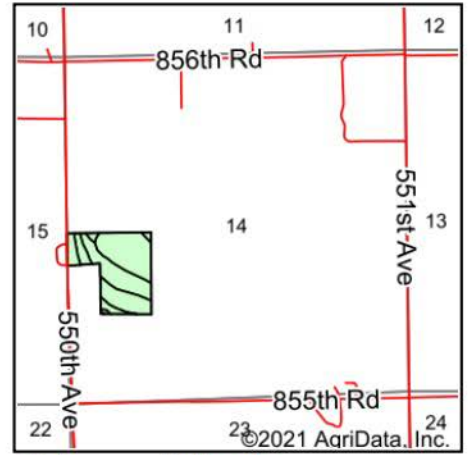
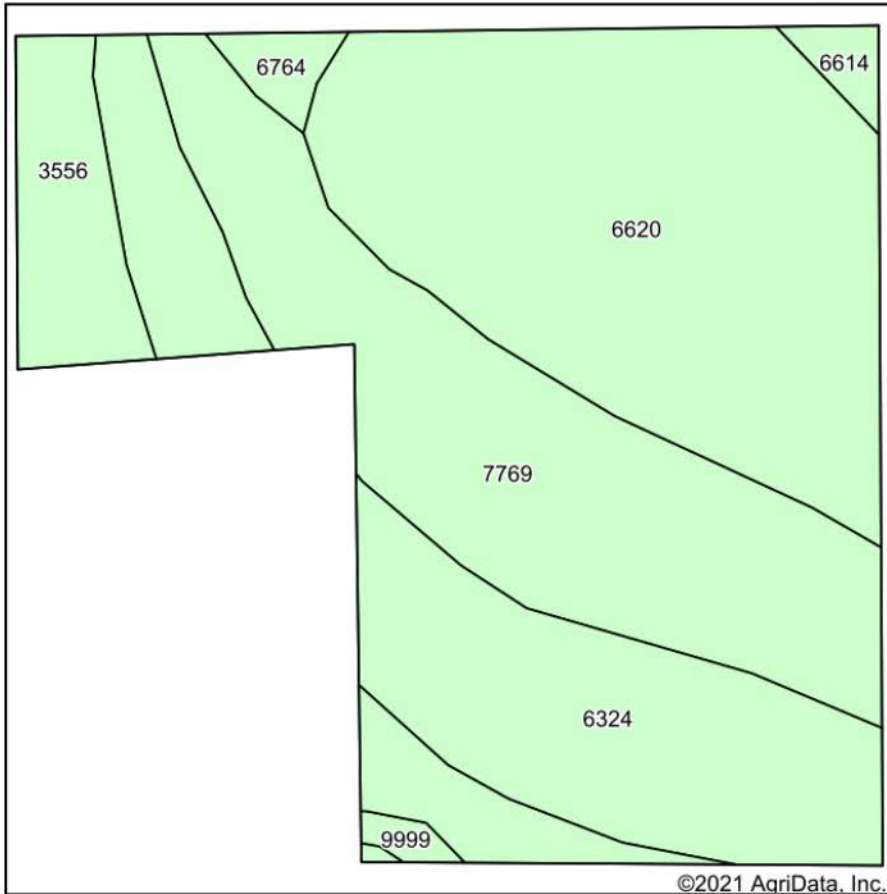




Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Pierce**
 Location: **14-26N-2W**
 Township: **Pierce**
 Acres: **28.54**
 Date: **1/5/2021**



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
6620	Bazile soils, 1 to 6 percent slopes	10.39	36.4%		IIIe	51	45	40
7769	Colo fine sandy loam, overblown, occasionally flooded	7.76	27.2%		IIw	0	52	66
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.79	23.8%		IIw	70	79	74
3556	Muir silt loam, calcareous, rarely flooded	2.76	9.7%		Iw	74	72	74
6764	Hadar loamy fine sand, 2 to 6 percent slopes	0.38	1.3%		IIIe	52	43	42
6614	Bazile silt loam, 1 to 6 percent slopes	0.29	1.0%		IIIe	60	55	56
9999	Water	0.17	0.6%			0		
Weighted Average						43.7	*n 57.4	*n 58.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method