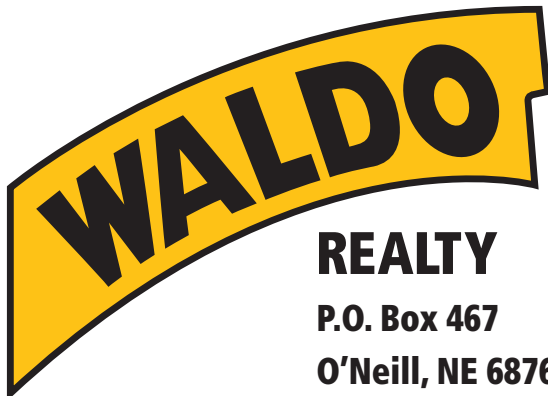




FOR SALE

40+/- 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: 40+/- Acres

PROPERTY LOCATION:

From Pierce, NE go north 2 miles on 550th Ave to the southeast corner of the subject property.

LEGAL DESCRIPTION:

S1/2 S1/2 SE1/4 Section 15, Township 26N, Range 2 West of 6th P.M., Pierce County, NE.

PROPERTY DESCRIPTION:

Here's a uniform dryland farm located in central Pierce County amongst a strong farming neighborhood that would be a great addition to your current operation or a good investment offering strong rental rates. This 40 acres consists of conducive soils for dryland as well as having blacktop county road access.

FSA INFORMATION:

Cropland Acres:	35.02	
Corn Contract Acre Base	17.2	PCL Yield: 133Bu.
Soybean Contract Acre Base	17.3	PCL Yield: 40 Bu.

REAL ESTATE TAXES: \$1,804.10

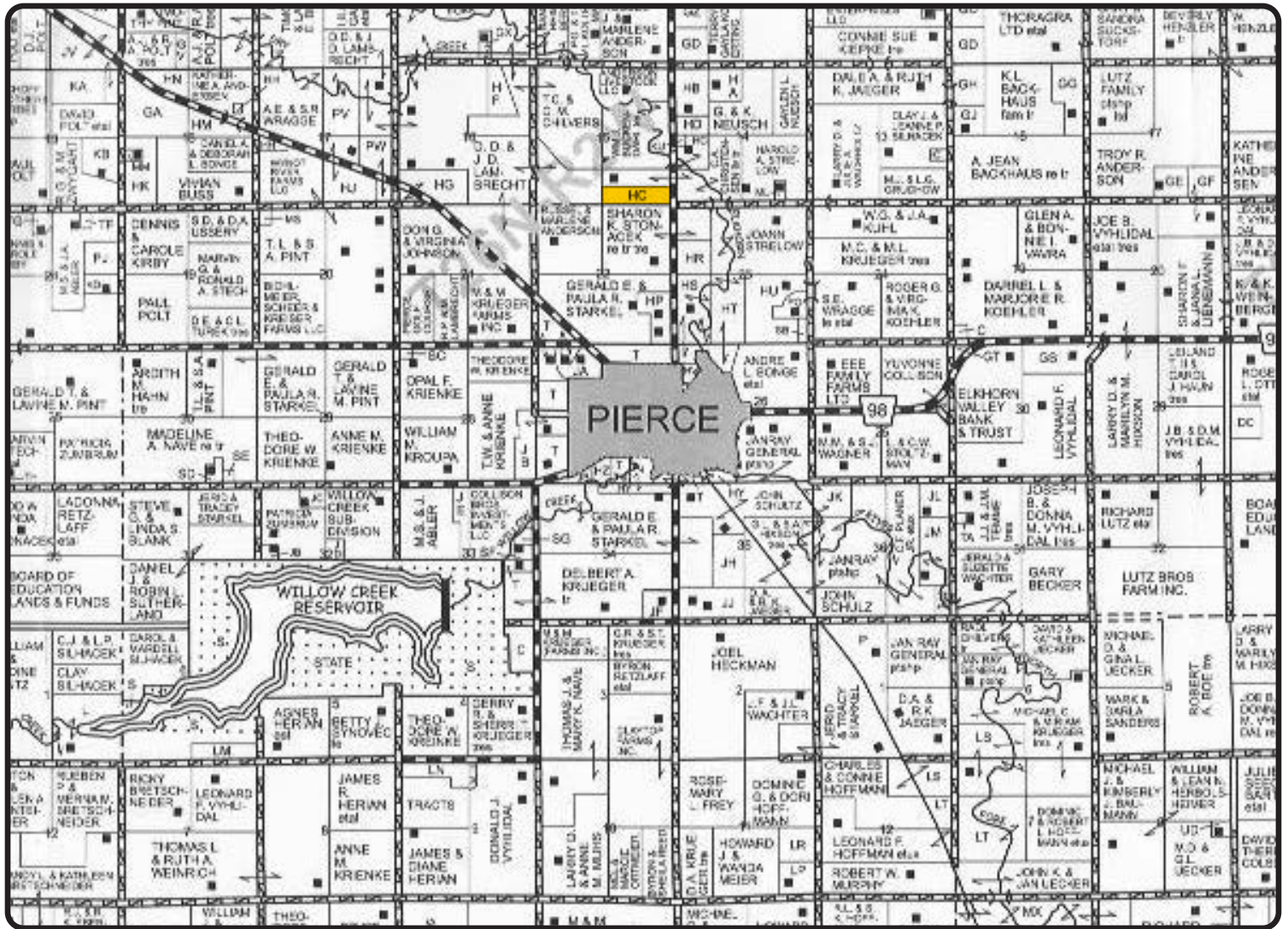
PRICE & TERMS: \$280,000.00 Cash.

**For a private showing contact us at
Home Office: (402) 336-4110 (O'Neill)
Tyson Chohon (402) 649-9967 (Pierce)
Pat Chohon (402) 340-0289 (O'Neill)**

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

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Boundry lines are for visual aid only.

