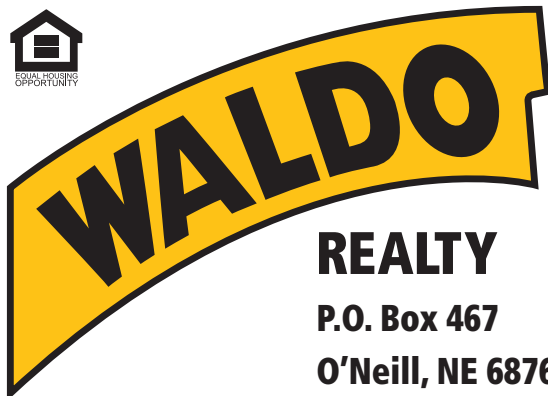




FOR SALE

360 +/- 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: 360 +/- Acres

PROPERTY LOCATION: From Meadow Grove, NE 4 miles north on 539th Ave (via County Rd) then go west a ½ mile on 846th Rd to the southeast boundary of the subject property.

LEGAL DESCRIPTION: W ½ Section 35 & NE ¼ NE ¼ Section 34 all in Township 25N Range 4 West of the 6th P.M. Pierce County, NE

PROPERTY DESCRIPTION: This attractive offering consists of 4 Reinke pivots watered from 2 strong all-electric wells. Given the strategic planning of the 4 pivots this offering is nearly 100% tillable irrigated acres with onsite updated grain storage. These farms are located just 4 miles north of Meadow Grove, NE in a strong farming neighborhood. 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 all while being within minutes of multiple grain handling facilities. These farms are available for the 2023 crop year.

EQUIPMENT LIST:

SW ¼

7-Tower Reinke Irrigation Pivot (ser: 0204-C30882)
US Motors Gearhead (ser: J10-BF69-H)
Western Land Roller Pump (ser:NE06B012)
2 –15,000-bushel forced air Sioux Bins
1 – 10,000-bushel forced air Monarch Bin

West Corners

2-Tower Reinke Irrigation Pivot (ser:480C6881)

NW ¼

8-Tower Reinke Irrigation Pivot (ser: 0204-C30913)
US Motors Gearhead (ser: H12-BF68-M)
Western Land Roller Pump (ser:NE94C034)

NE ¼ NE ¼

4-Tower Electrogator Irrigation Pivot (ser: 0300-C19320)

SOIL INFORMATION: See Attached.

TOTAL CERTIFIED IRRIGATED ACRES: 312.93 Acres

N ¼ WELL INFORMATION:

Reg. #	G-063904
GPM	1000
Well Depth	270'
Static Level	60'
Pump Level	N/A
Col. Diam.	8"

S ¼ WELL INFORMATION:

Reg. #	G-138611
GPM	950
Well Depth	290'
Static Level	109'
Pump Level	1118'
Col. Diam.	8.62"

POWER SERVICE PROVIDER: Elkhorn Rural Public Power District (402) 675-2185

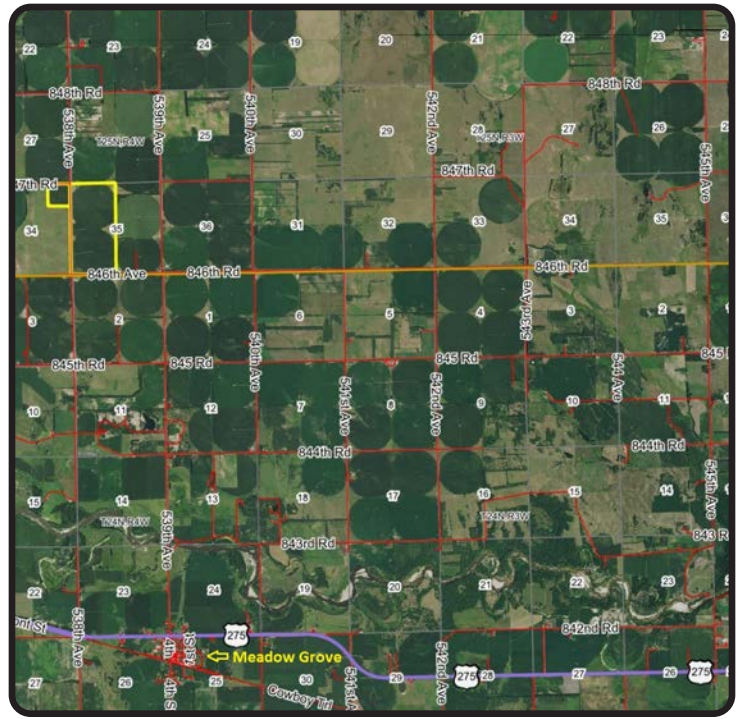
NRD NAME & PHONE #: Lower Elkhorn NRD (402) 371-7313

FSA INFORMATION: Total Cropland Acres:	342.68	
Corn Contract Acre Base:	148.8	Yield: 178
Soybean Contract Acre Base:	61.84	Yield: 55

REAL ESTATE TAXES: 2021 – \$9,451.30

PRICE & TERMS: \$3,695,000

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

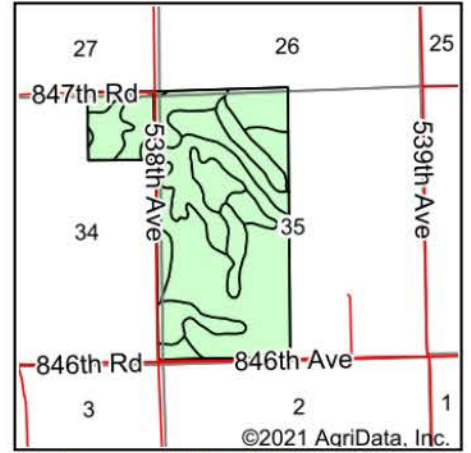
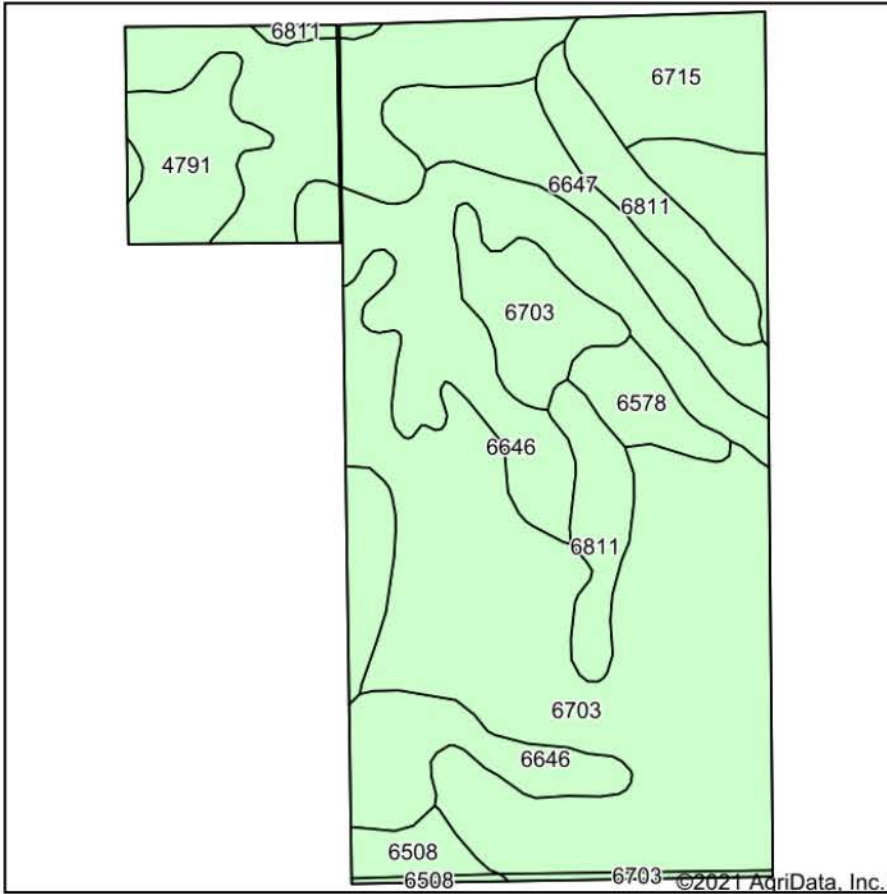


Boundry lines are for visual aid only.





Soils Map



State: **Nebraska**
 County: **Pierce**
 Location: **35-25N-4W**
 Township: **Mills**
 Acres: **356.84**
 Date: **10/22/2021**



Soils data provided by USDA and NRCS.

Area Symbol: NE119, Soil Area Version: 19
 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	184.58	51.7%	IVe	IVe	32	52	34
6646	Boelus-Loretto complex, 0 to 2 percent slopes	63.63	17.8%	IIIe	IIIe	63	49	51
6811	Moody silty clay loam, 2 to 6 percent slopes	27.27	7.6%	Ile	IIIe	71	75	75
4791	Valentine fine sand, undulating	22.88	6.4%	VIe	IVe	26	35	23
6647	Boelus-Loretto complex, 2 to 6 percent slopes	21.66	6.1%	IIIe	IIIe	60	48	50
6715	Thurman-Valentine complex, undulating	20.37	5.7%	IVe	IVe	29	31	25
6578	Ortello fine sandy loam, 0 to 2 percent slopes	8.60	2.4%	Ile	Ile	50	65	55
6508	Blendon fine sandy loam, 0 to 2 percent slopes	5.43	1.5%	IIs	Ile	60	65	57
6703	Thurman loamy fine sand, 2 to 6 percent slopes	1.57	0.4%	IVe	IVe	33	52	34
6508	Blendon fine sandy loam, 0 to 2 percent slopes	0.85	0.2%	IIs	Ile	60	65	57
Weighted Average				3.65	3.60	42.6	*n 51.2	*n 40.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method