



FOR SALE

135.1 +/- 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: 135.1 +/- Acres

PROPERTY LOCATION: From Norfolk, NE go north 5 miles on Hwy 81 and then east 1 mile on 849th Road and a ½ mile north on 556th Ave to the southwest corner of the subject property.

LEGAL DESCRIPTION: Lot 2 of Robert Wiese's Lot Bdy Chng Pt which is part of S ½ NW ¼ & Pt N ½ NW ¼ all in Section 14, Township 25N, Range 1 West of the 6 P.M. Pierce County, NE Containing 135.1 acres more or less

PROPERTY DESCRIPTION: Check out this gently sloping attractive irrigated farm. This irrigated farm has a 9-tower Lockwood pivot with a recently updated sprinkler package and guidance system and is watered by a recently overhauled well with a Cummins diesel power unit. The farm offers on site grain storage with an 18,000-bu. grain bin and is located just north of Norfolk, NE near multiple large grain handling facilities in the heart of a strong farming neighborhood. This productive farm has a well registered at 130.91 irrigated acres. This property would be a great addition to your current operation or a good investment offering strong rental rates. **Full possession available for the 2024 cropping season!**

TOTAL CERTIFIED IRRIGATED ACRES: 130.91 acres

SOIL INFORMATION: See Attached

WELL INFORMATION:

Reg. # G-072512
GPM 800
Well Depth 195'
Static Level 105'
Pump Level 113'
Col. Diam. 8"

EQUIPMENT LIST:

9 Tower Lockwood Pivot w/ Sprinklers & Guidance Upgrades (Ser: 6721401)
Cummins Diesel Power Unit (Ser: C6135)
Fuel Tank
Generator (No Serial)
Amarillo Gearhead (Ser: 258632)
Western Land Roller Pump (Ser: E77106)

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

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

FSA INFORMATION:

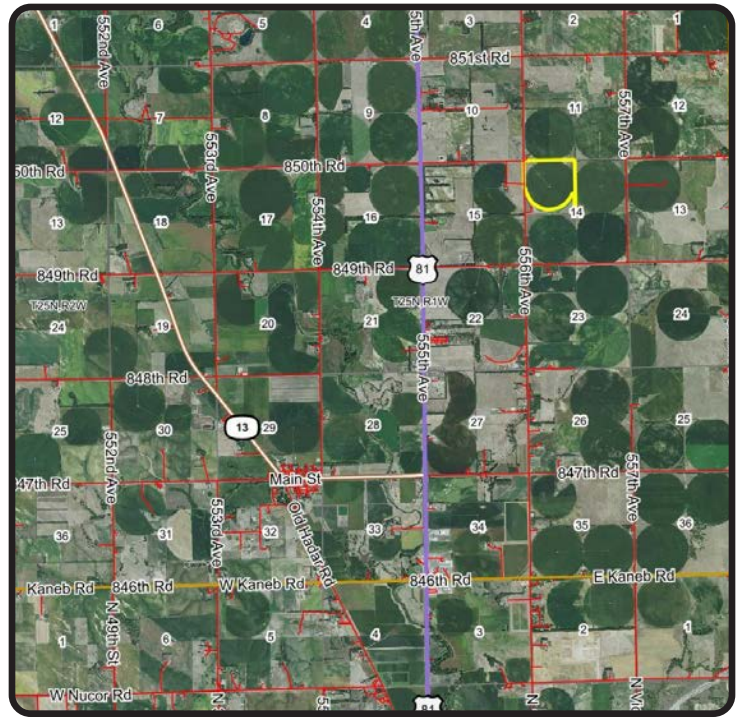
Cropland Acres: 122.98
Corn Contract Acre Base: 112.07 Yield: 172
Soybean Contract Acre Base: 10.9 Yield: 50

REAL ESTATE TAXES: 2022 - \$8,354.38

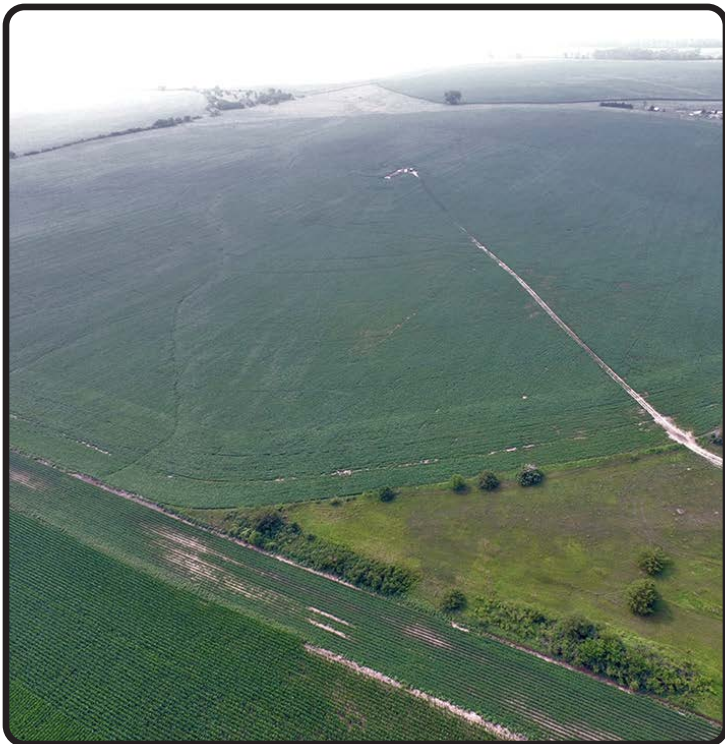
PRICE & TERMS: \$1,639,200.00

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

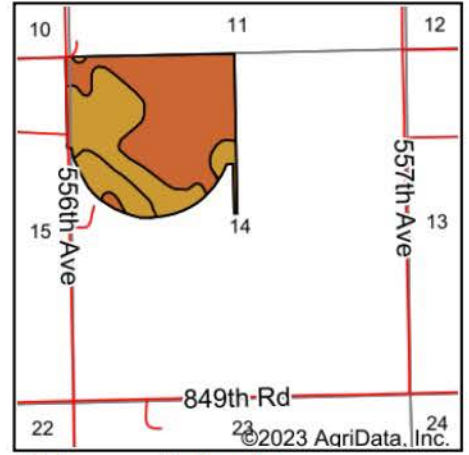
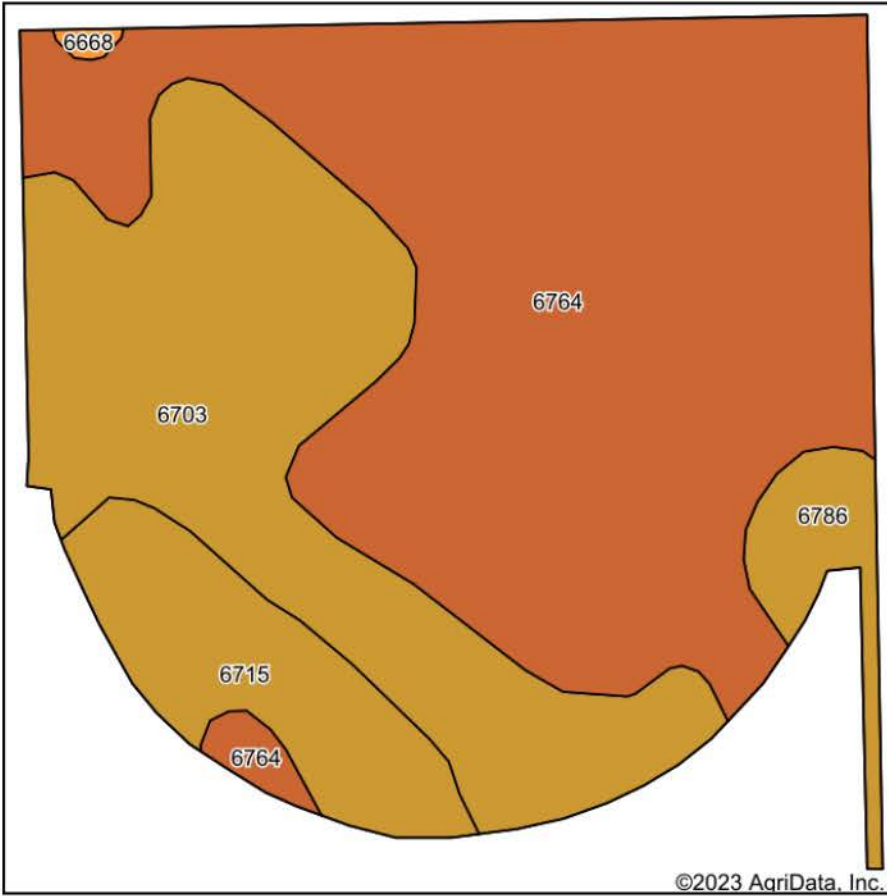




Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Pierce**
 Location: **14-25N-1W**
 Township: **South Branch**
 Acres: **131.74**
 Date: **8/2/2023**








Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE139, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
6764	Hadar loamy fine sand, 2 to 6 percent slopes	74.84	56.8%		IIIe	IIIe	52
6703	Thurman loamy fine sand, 2 to 6 percent slopes	39.40	29.9%		IVe	IVe	32
6715	Thurman-Valentine complex, undulating	12.38	9.4%		IVe	IVe	29
6786	Hadar-Thurman complex, 6 to 11 percent slopes	4.78	3.6%		IVe	IVe	39
6668	Clarno loam, 2 to 6 percent slopes	0.34	0.3%		Ile	IIIe	67
Weighted Average					3.43	3.43	43.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

