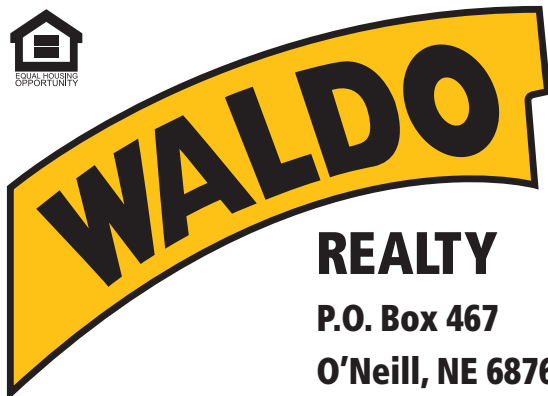




**FOR SALE**

**240 +/- 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](http://www.waldorealty.net)**

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

**DEEDED ACRES:** 240 +/- Acres

**PROPERTY LOCATION:** From Tilden, NE go 3 miles north on 534th Ave. the 3 miles east on 846th Ave. and 1 mile north on 537th Ave. to the south boundary of the subject properties.

**LEGAL DESCRIPTION:** E ½ SE ¼ of Section 28 and SW ¼ of Section 27 all in Township 25N, Range 4 West of the 6 P.M. Pierce County

**PROPERTY DESCRIPTION:** This dryland farm and pasture property includes 43.25 acres currently enrolled in CRP, with the contract set to expire on September 30th, 2025, with the balance of the property in strong native grasses. With the FSA base acres, the property offers versatile opportunities, whether it be transitioning the CRP acres to tillable land after the contract's expiration or incorporating the acres into an expanded grazing program.

Located in southwest Pierce County, this property sits in a strong farming neighborhood, making it an excellent addition to your current operation or a sound investment opportunity. Soil maps indicate the land is well-suited for cattle grazing or conversion to row crop farming, with the added advantage of excellent county road access.

**Don't miss out – contact us today for your personal showing!**

**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: 50.71

Corn Contract Acre Base: 27.80 Yield: 72

Oats Contract Acre Base: 3.10 Yield: 42

CRP Acre Base: 43.25 acres

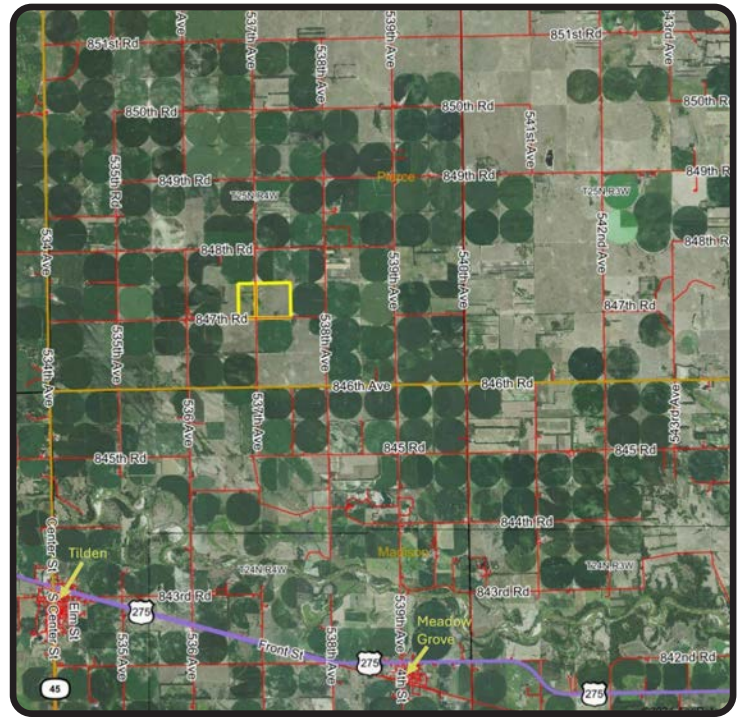
Rental Rate: \$7,639.68 annually or 176.64 per acre set to expire on September 30th, 2025

**REAL ESTATE TAXES:** 2024 – \$3,464.02

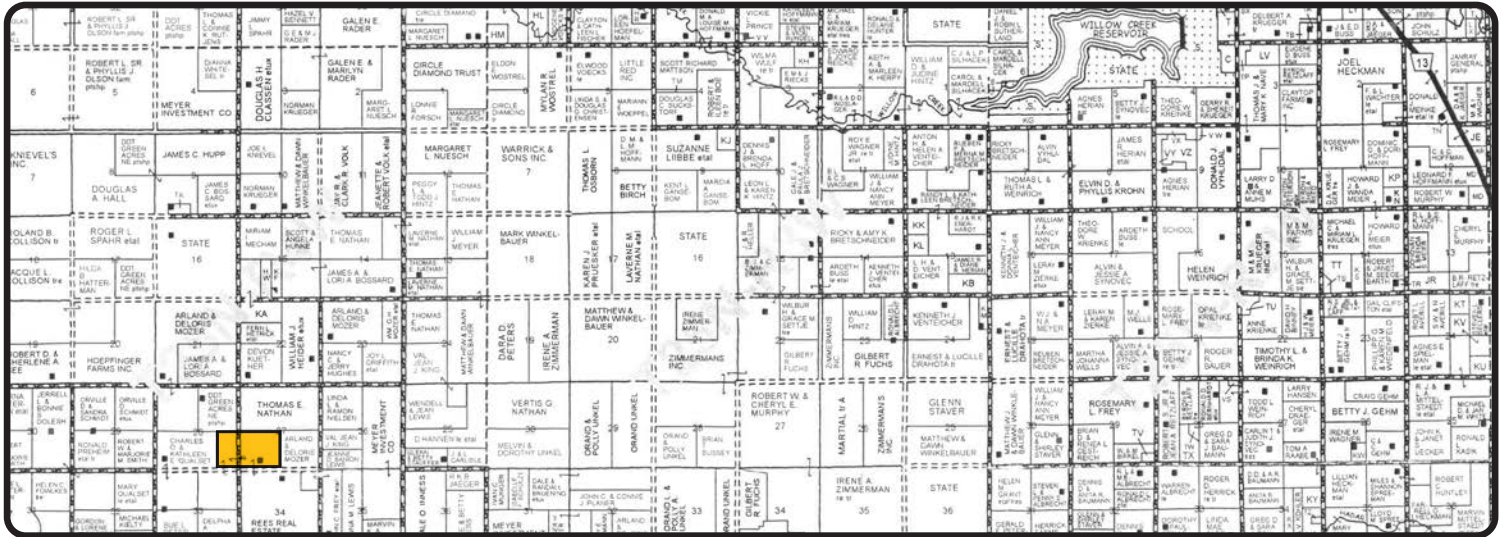
**PRICE & TERMS:** \$1,008,000

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

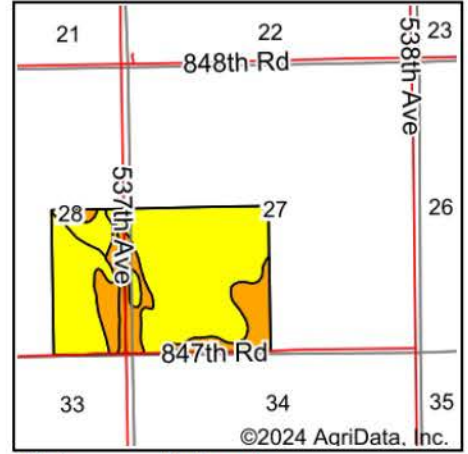
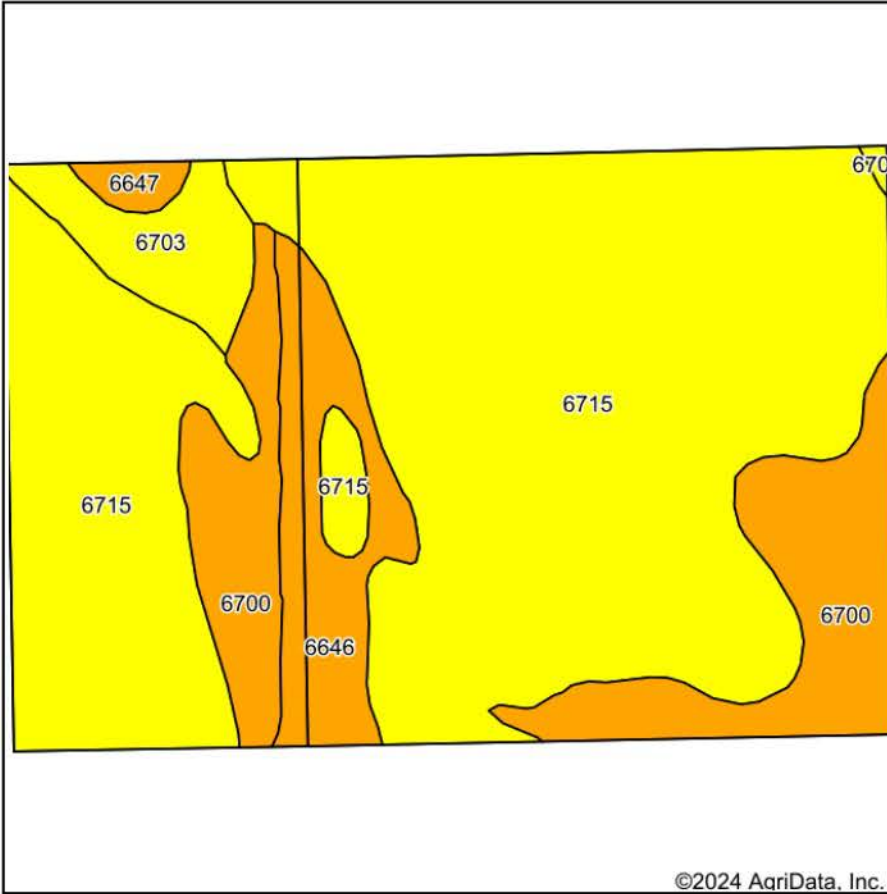




Boundry lines are for visual aid only.



# Soils Map



State: **Nebraska**  
 County: **Pierce**  
 Location: **27-25N-4W**  
 Township: **Mills**  
 Acres: **239.66**  
 Date: **12/2/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: NE139, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
6715	Thurman-Valentine complex, undulating	171.44	71.6%		IVe	IVe	29
6700	Thurman loamy fine sand, 0 to 2 percent slopes	37.23	15.5%		IIIe	IIIe	34
6646	Boelus-Loretto complex, 0 to 2 percent slopes	18.04	7.5%		IIIe	IIIe	63
6703	Thurman loamy fine sand, 2 to 6 percent slopes	10.90	4.5%		IVe	IVe	32
6647	Boelus-Loretto complex, 2 to 6 percent slopes	2.05	0.9%		IIIe	IIIe	60
<b>Weighted Average</b>					<b>3.76</b>	<b>3.76</b>	<b>32.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

