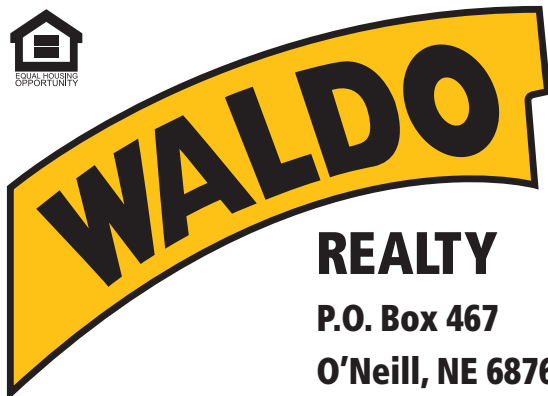




FOR SALE

80 +/- 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: 80 +/- Acres

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

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

PROPERTY DESCRIPTION: Take a look at this diverse property offering multiple ideal sites to build a home while being paired with excellent recreational amenities. With 29.25 acres currently enrolled in CRP (contract expiring September 30, 2025) and the balance in strong native grasses and established trees, the land provides excellent wildlife habitat and natural beauty.

This property presents multiple opportunities, whether you transition the CRP acres to pasture to expand the grazing program, or re-enroll in CRP to maintain the wildlife habitat for hunting and receive annual payments. Either option offers a strong return on investment.

Conveniently located just minutes from Norfolk, NE, in southwest Pierce County, this tract is perfect for a future home, weekend retreat, or an addition to your existing operation. County road access ensures easy, year-round entry.

Don't miss out – contact us today to schedule your personal showing!

SOIL INFORMATION: See Attached

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

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

FSA INFORMATION: CRP Acre Base: 29.25 acres

Rental Rate: \$5,166.72 annually or \$176.64 per acre set to expire on Sept. 30th, 2025

REAL ESTATE TAXES: 2024 – \$1,373.32

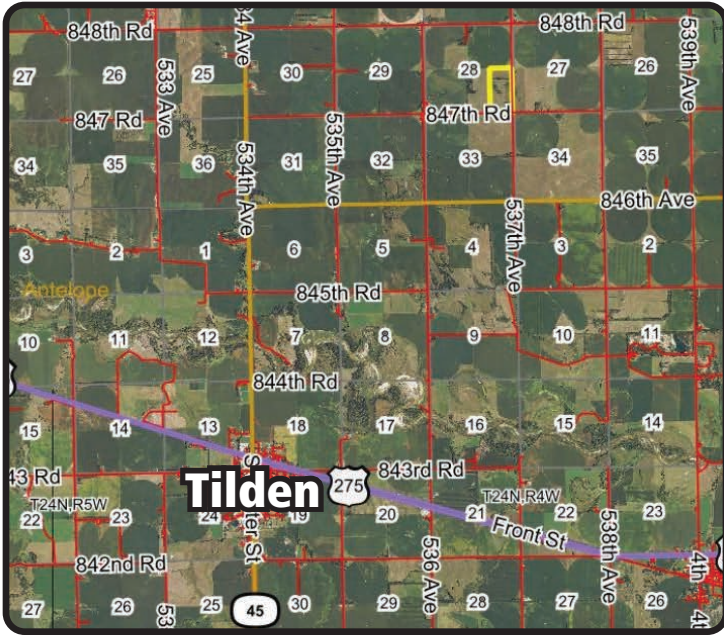
PRICE: \$320,000

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

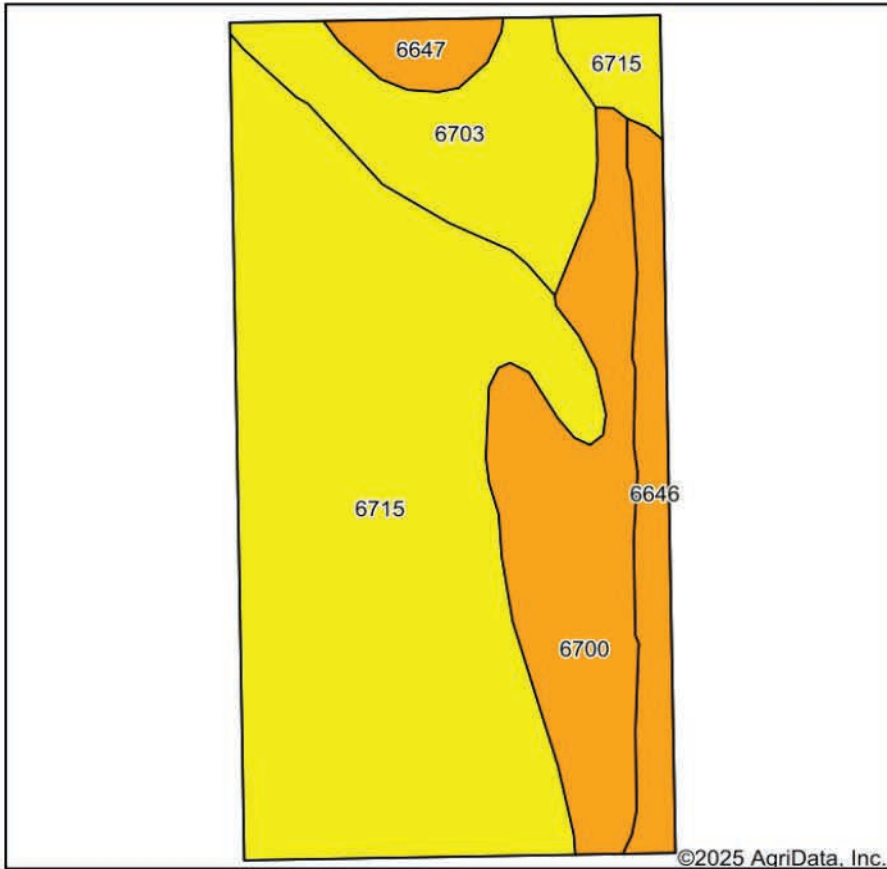




Boundary lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Pierce**
 Location: **28-25N-4W**
 Township: **Mills**
 Acres: **79.7**
 Date: **3/23/2025**



Maps Provided By:



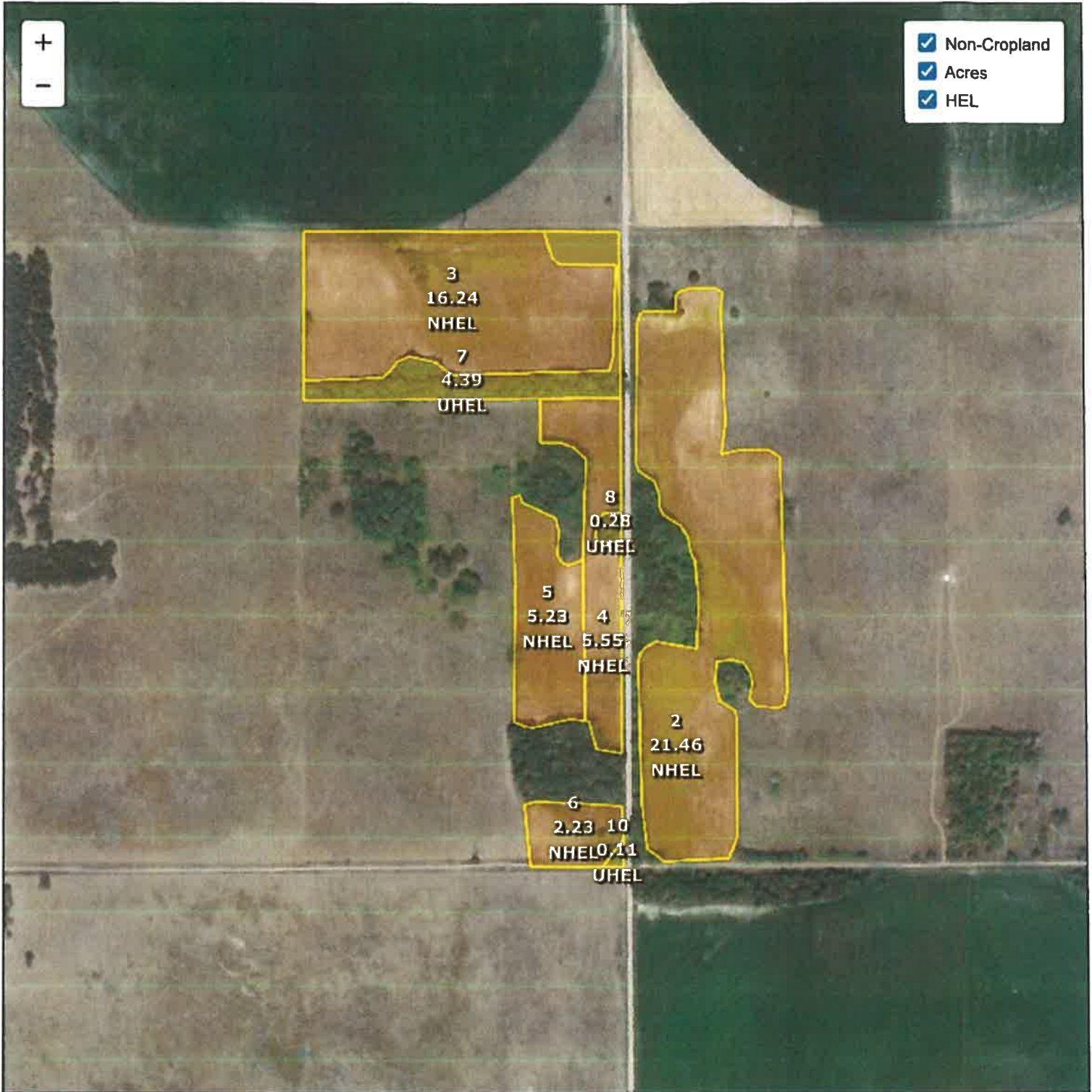
Soils data provided by USDA and NRCS.

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	47.26	59.2%		IVe	IVe	29
6700	Thurman loamy fine sand, 0 to 2 percent slopes	14.32	18.0%		IIIe	IIIe	34
6703	Thurman loamy fine sand, 2 to 6 percent slopes	10.53	13.2%		IVe	IVe	32
6646	Boelus-Loretto complex, 0 to 2 percent slopes	5.54	7.0%		IIIe	IIIe	63
6647	Boelus-Loretto complex, 2 to 6 percent slopes	2.05	2.6%		IIIe	IIIe	60
Weighted Average					3.73	3.73	33.5

*c: Using Capabilities Class Dominant Condition Aggregation Method





- Non-Cropland
- Acres
- HEL

+
-

Common Land Unit
 Cropland
 Non-cropland
 CRP

2024 Crop Year

Farm 5320
Tract 7240

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 4 of 4

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