



FOR SALE

100 +/- Acres

Pierce County, Nebraska



WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

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

DEEDED ACRES: 100 +/- Acres

PROPERTY LOCATION: From Norfolk, NE, 5 miles north on US Hwy 81 to the southwest corner of the subject property.

LEGAL DESCRIPTION: SW ¼ (-25.02 acres N ½ SW ¼ & a Tract of Land 7, 6A & 7A) Section 15, Township 25N, Range 1 West of the 6 P.M. Pierce County, NE

PROPERTY DESCRIPTION: This well-located Pierce County property offers a versatile blend of mature shelterbelts, productive dry cropland, and pasture watered by a submersible well. The property is situated in a highly desirable agricultural area just minutes north of Norfolk, Nebraska. Being located near Highway 81, the property offers excellent access and features multiple areas that would be well suited for an equestrian or rural acreage setting. The cropland acres are efficiently laid out for dryland row crop production, while the pasture provides flexibility for grazing, haying, or supplemental forage.

Whether you are looking to expand an existing farming or cattle operation, develop a country acreage, or invest in land with a long-term upside, this property offers a rare combination of location, usability, and future potential. With income-producing capability and attractive building sites, it presents an excellent opportunity in one of Northeast Nebraska's most sought-after rural areas. **Contact listing agent Tyson Chohon for questions or a personal showing 402-649-9967.**

PROMINENT SOILS: See Attached.

WELL INFORMATION:

Registration #	G-140135
GPM	14
Well Depth	190'
Static Level	100'
Pump Level	104'
Col. Diam.	1.25"

EQUIPMENT LIST:

Submersible Well
Livestock Water Tank
Fences & Gates

FSA INFORMATION:

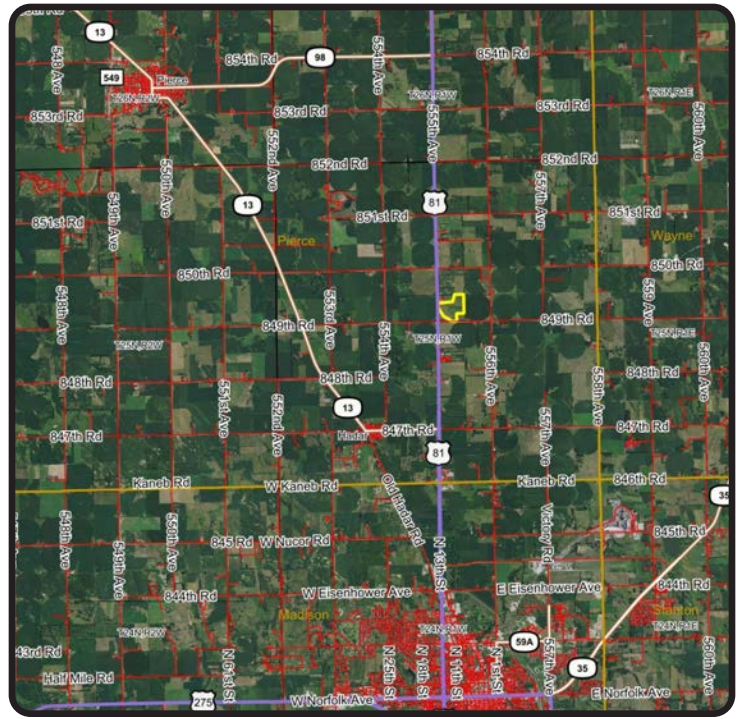
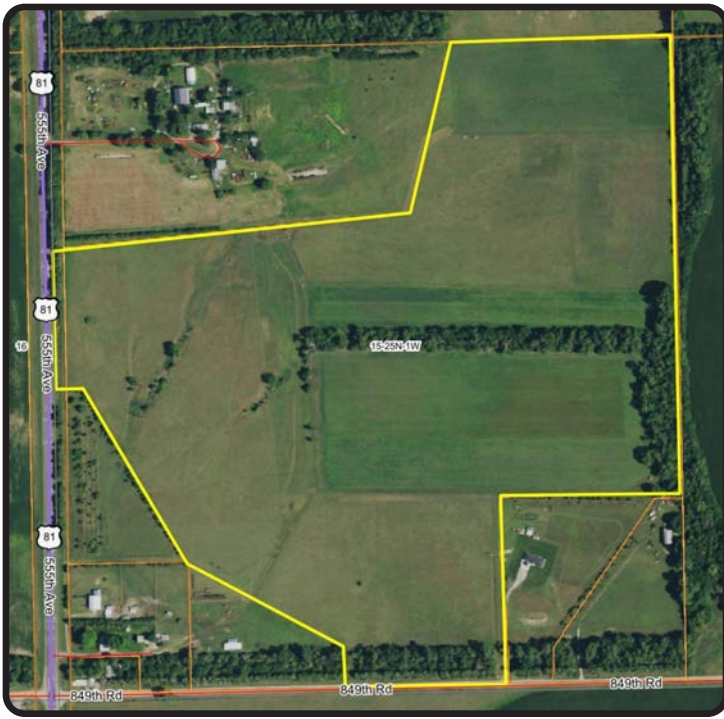
Total Cropland Acres:	42.90
Base Acres:	2.80

REAL ESTATE TAXES: 2025 – \$2,802.48

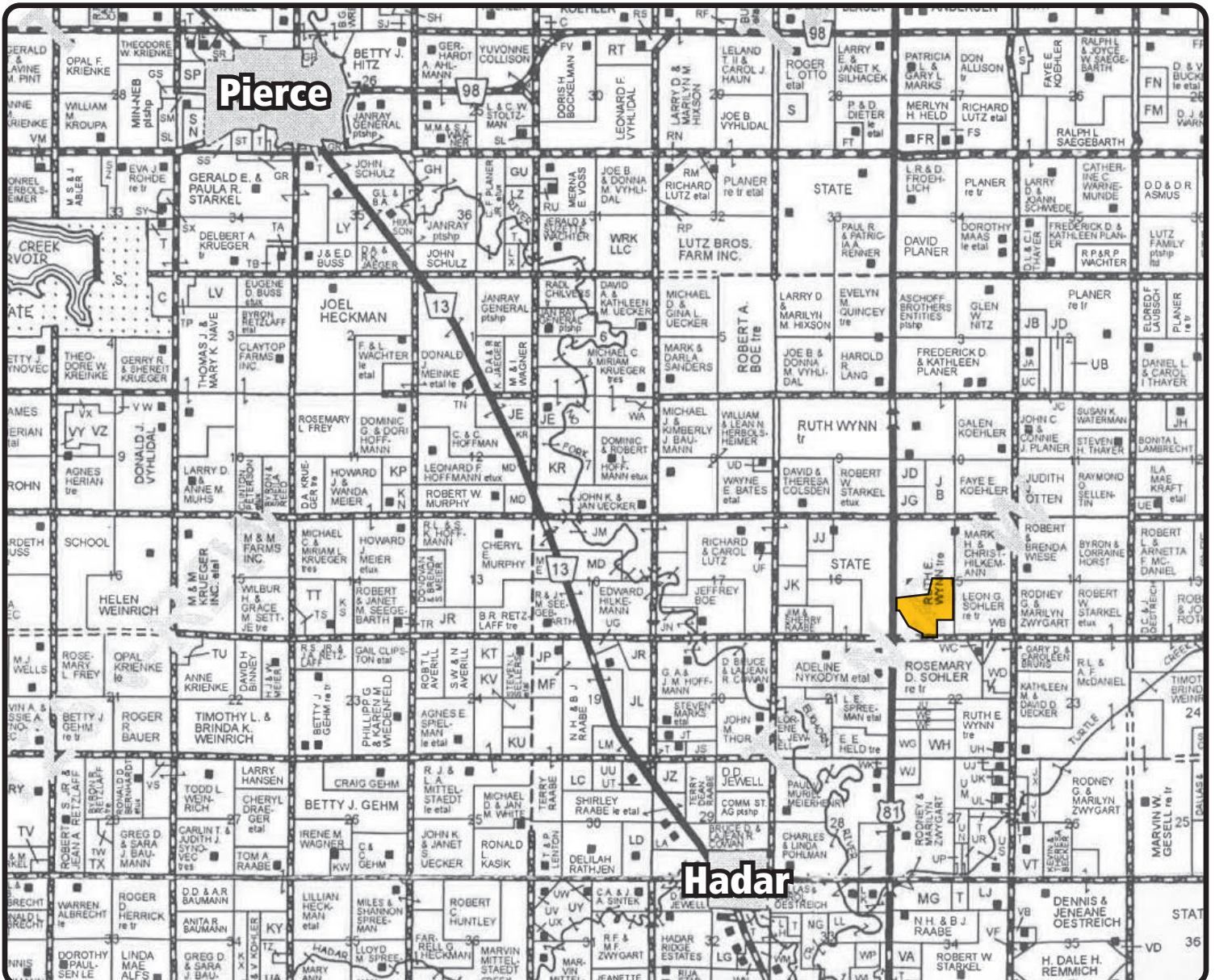
PRICE & TERMS: \$600,000

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





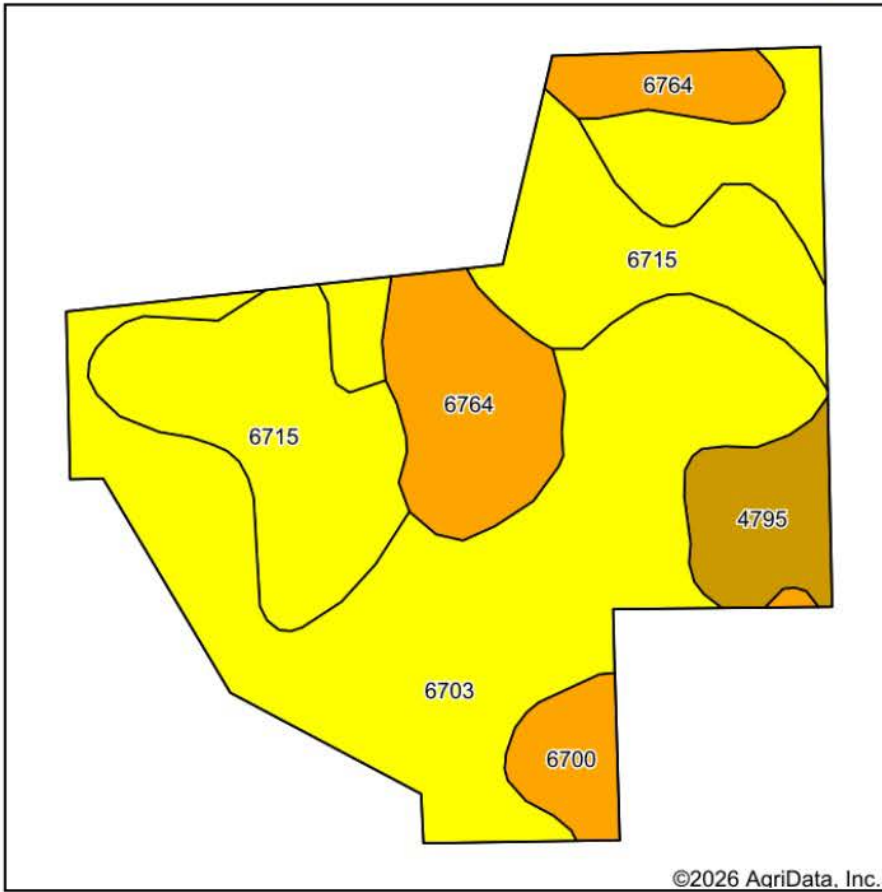
Boundry lines are for visual aid only.



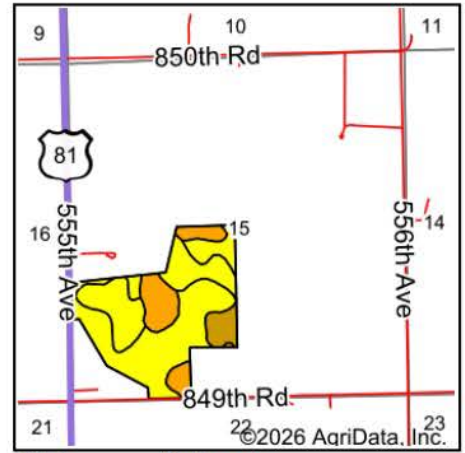




Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Pierce**
 Location: **15-25N-1W**
 Township: **South Branch**
 Acres: **97.95**
 Date: **2/4/2026**

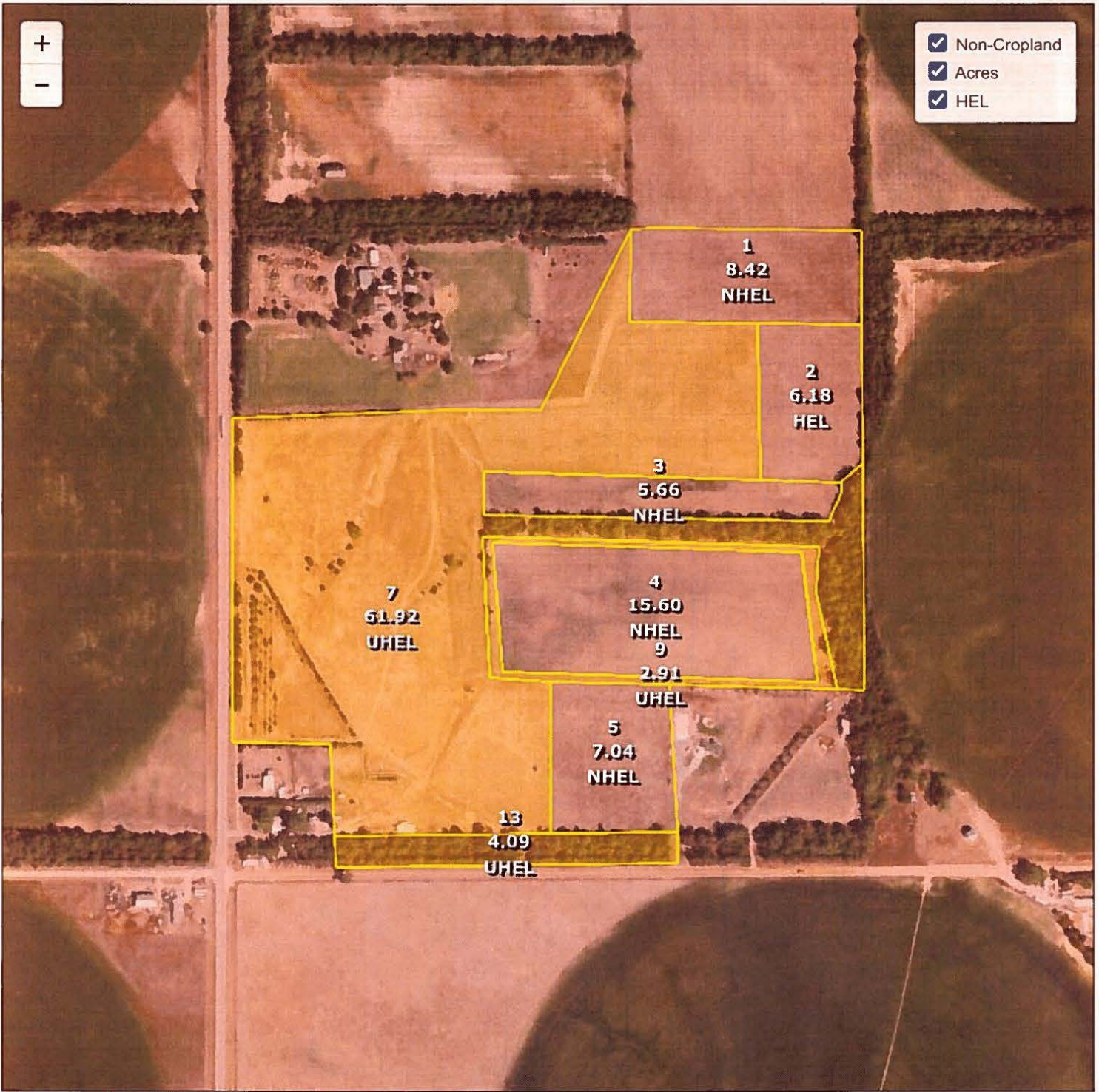


Area Symbol: NE139, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
6703	Thurman loamy fine sand, 2 to 6 percent slopes	48.53	49.5%		IVe	IVe	32
6715	Thurman-Valentine complex, undulating	26.49	27.0%		IVe	IVe	29
6764	Hadar loamy fine sand, 2 to 6 percent slopes	13.21	13.5%		IIIe	IIIe	52
4795	Valentine fine sand, rolling, moist	5.94	6.1%		VIe		
6700	Thurman loamy fine sand, 0 to 2 percent slopes	3.78	3.9%		IIIe	IIIe	34
Weighted Average					3.95	*-	32

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



- Non-Cropland
- Acres
- HEL

Common Land Unit

- Cropland
- Non-cropland
- CRP

2026 Crop Year

Farm 5608
Tract 7473

Wetland Determination Identifiers

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



Tract 2 of 2

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