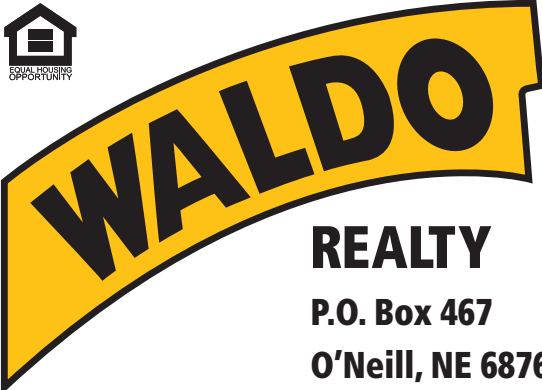




FOR SALE

292.02 +/- 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: 292.02 +/- Acres

PROPERTY LOCATION: From Pierce, NE go west 1 ¼ miles on 854th Rd (Pierce-Neligh via County Rd) then go north a ¼ mile on 548th Ave to the east boundary of the subject property.

LEGAL DESCRIPTION: Pt NE ¼ & Pt SE ¼ Section 20, Township 26N, Range 2 West of the 6th P.M. Pierce County, NE

PROPERTY DESCRIPTION: Here are two high-quality all-electric irrigated farms that are nearly 100% tillable located just 1 ¼ miles west of Pierce, Nebraska. Both tracts are protected by mature shelterbelts on multiple sides, providing excellent wind protection, soil conservation benefits, and improved crop performance. The farms feature two 7-tower Valley center pivots, each supported by strong irrigation wells delivering approximately 1,250 GPM, offering reliable water supply and consistent irrigation coverage.

The farms offer approximately 266.55 cropland acres and carry strong FSA base acres, with proven corn and soybean production history. The level topography, well-maintained county road access, and proximity to multiple grain handling and marketing facilities further enhance the operational efficiency and long-term value of the property.

With its combination of productive soils, dependable irrigation infrastructure, excellent access, and strong rental potential, these farms present an outstanding opportunity for owner-operators, expanding producers, or investors seeking a high-quality irrigated asset in a highly desirable agricultural area of Northeast Nebraska. **Full possession available for the 2027 growing season.**

Contact listing agent Tyson Chohon for questions or a personal showing 402-649-9967.

PROMINENT SOILS: See Attached.

N ¼ WELL INFORMATION:

Registration #	G-034105
Certified Irrigated Acres	160
GPM	1250
Well Depth	151'
Static Level	24'
Pump Level	37'
Col. Diam.	8"

EQUIPMENT LIST w/ Serial Numbers:

N ¼ - 7 tower Valley pivot (Ser: 10746949)
60 HP US Motors (Ser: 2032451)
Western Land Roller Pump (Ser: B70615)
S ¼ - 7 tower Valley pivot (Ser: 10729010)
Submersible Well (Ser: NE24D109)

S ¼ WELL INFORMATION:

Registration #	G-036868
Certified Irrigated Acres	160
GPM	1250
Well Depth	155'
Static Level	21'
Pump Level	42'
Col. Diam.	9"

FSA INFORMATION:

Total Cropland Acres:	266.55	
Corn Contract Acre Base:	237.9	Yield: 157 Bu.
Soybean Contract Acre Base:	7.7	Yield: 48 Bu.

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

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

REAL ESTATE TAXES: 2025 – \$12,736.18

PRICE & TERMS: \$3,066,210

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

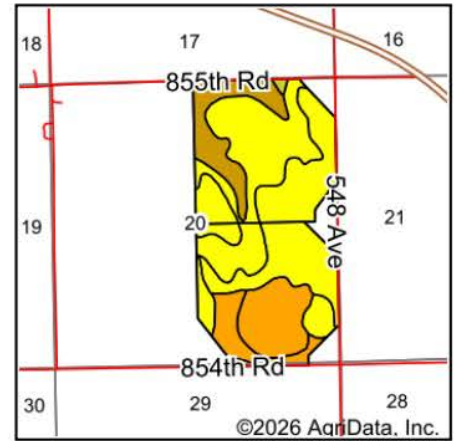
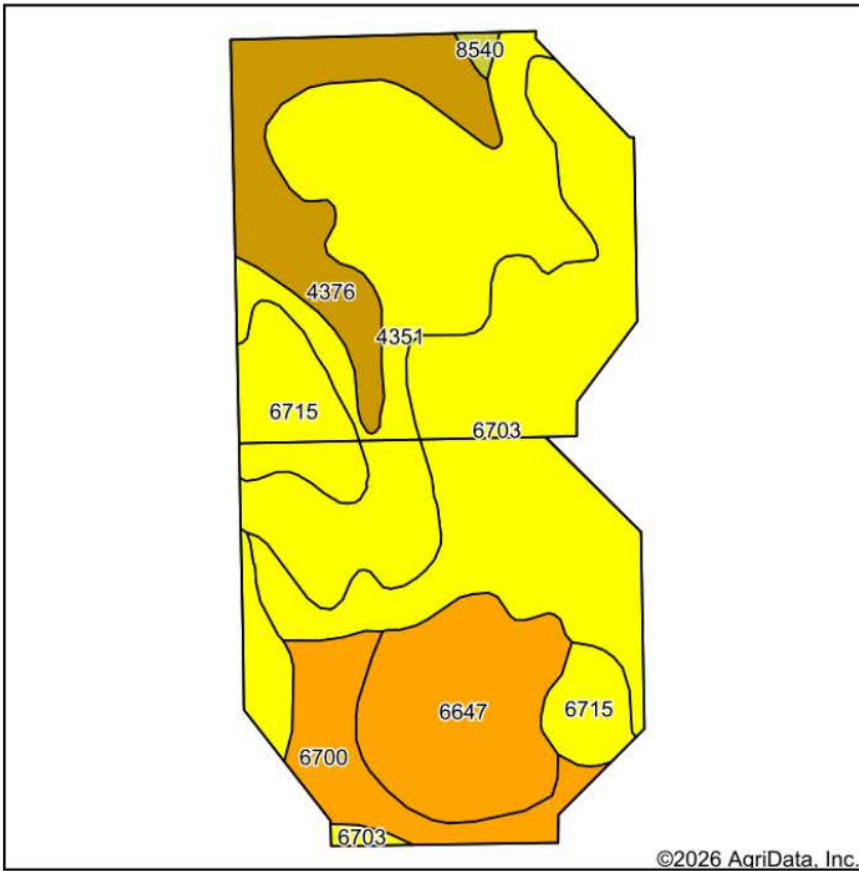


Boundry lines are for visual aid only.





Soils Map



State: **Nebraska**
 County: **Pierce**
 Location: **20-26N-2W**
 Township: **Pierce**
 Acres: **297.15**
 Date: **2/5/2026**



Soils data provided by USDA and NRCS.

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	88.16	29.7%		IVe	IVe	32
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	83.76	28.2%		IVw	IVw	
6647	Boelus-Loretto complex, 2 to 6 percent slopes	37.32	12.6%		IIIe	IIIe	60
4376	Loup fine sandy loam, rarely flooded	34.18	11.5%		Vw		56
6715	Thurman-Valentine complex, undulating	32.23	10.8%		IVe	IVe	29
6700	Thurman loamy fine sand, 0 to 2 percent slopes	20.33	6.8%		IIIe	IIIe	34
8540	Ovina fine sandy loam, rarely flooded	1.17	0.4%		IIw	IIw	54
Weighted Average					3.91	*-	29.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

