

LAND FOR SALE

128.83± Acres • Pierce County, Nebraska

Offered at \$1,030,640

Highlights:

- Center pivot irrigated farm
- Nearly 100% tillable acres
- Well established wildlife habitat
- Full possession at closing



L-2200512



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For additional information, please contact:

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Property Information

Property Location: From Pierce, Nebraska, go three and one-half miles west on 854th Road to 546th Avenue, then one mile north to the southeast corner of the property.

Legal Description: Pt. SE 1/4 Sec 13-26N-3W of the 6th PM, Pierce County, Nebraska

Property Description: Offering 128.83+/- acres of productive Pierce County pivot irrigated farm ground, located just west of Pierce, Nebraska. There are currently 20.33 acres in the northwest corner in well maintained CRP, expiring September 30, 2026. This farm would make a great addition to your farming operation or a great investment property. The current tenant would be interested in continuing to lease the crop acres at an attractive per acre rate.

Irrigation Equipment: Zimmatic 7 tower center pivot with drop nozzles. Duetz diesel power unit, overhauled by Manzer Equipment summer 2021. Lima generator. Amarillo gearhead. Western Land Roller pump. 1,000 gallon fuel tank.

Well Information: Registration #G-048736, 1,000 GPM, Static level 35', Pump level 55', Well depth 195', Column 9".

CRP Information: 20.33 acres, due to expire September 30, 2026. Annual payment of \$4,364.

Farm Data:

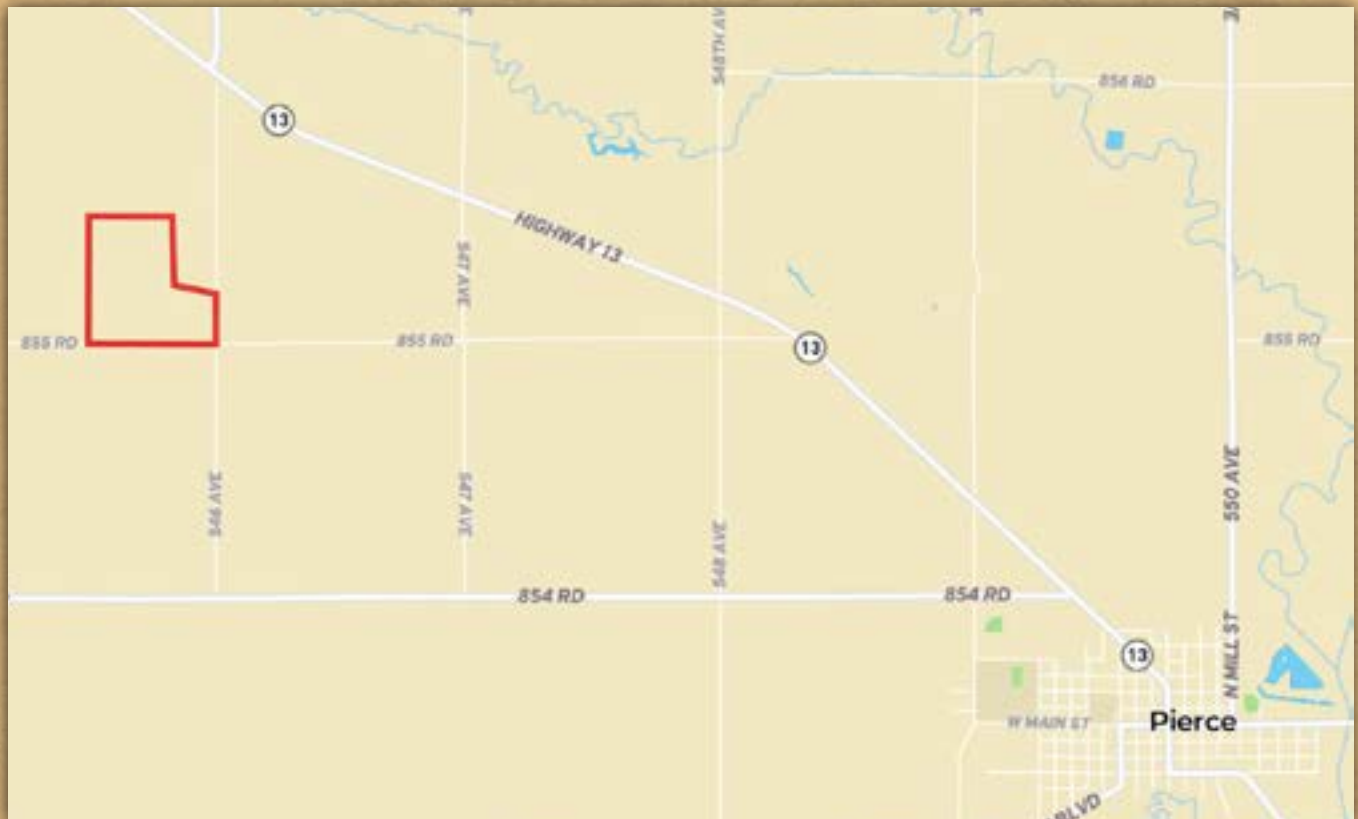
Cropland	106.94 acres
CRP	20.33 acres
Other	<u>1.56 acres</u>
Total	128.83 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	82.50 acres	124 bushels
Soybeans	24.44 acres	44 bushels

2022 Taxes: \$6,320.08

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8540	Ovina fine sandy loam, rarely flooded	54.49	42.1	0	61	2w
6584	Ortello fine sandy loam, terrace, 0 to 2 percent slopes	32.45	25.07	0	46	2e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	19.95	15.41	45	49	4e
6369	Orwet loam, rarely flooded	18.19	14.05	0	35	4w
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	4.3	3.32	0	38	4w
6715	Thurman-Valentine complex, undulating	0.06	0.05	0	31	4e
TOTALS		129.43(*)	100%	6.94	50.96	2.66

