

**LAND FOR SALE**  
**PIERCE COUNTY, NEBRASKA**  
**193.87 +/- ACRES**

UFARM Real Estate is excited to bring you this opportunity to purchase quality farmland in Pierce County. Don't miss out on the opportunity to add this farmland to your investment portfolio.

**LOCATION:** The land is located two miles north of Pierce on 550 Avenue to 856 Road and two miles east to the southeast intersection of the long quarter. The 40 acres is east across the road.

**LEGAL:** The South Half of the South Half (S2S2) in Section 12, Township 26 North, Range 2 West and the Southwest Quarter of the Southwest Quarter (SW4SW4) of Section 7, Township 26 North, Range 1 West of the 6th PM being 193.87 +/- acres according to the County Assessor. This excludes the 5.31 acres in the northeast corner of Section 12 being retained by the owners.

**LAND DESCRIPTION:** Tract is composed of 85.23 +/- acres of gravity irrigated cropland. The well is along the north side. Registered G-048335, 130 foot deep, drilled 1975 and producing 2,000 gallons per minute when drilled. Isuzu diesel power unit. Sale includes all irrigation equipment including gated pipe and one pipe trailer.

The west side of Section 12 is 65.44 +/- acres of pasture. It is perimeter fenced with mill and has creek water. Section 7 is 36.26 +/- acres of dry land.

**BASE ACRES:** Corn 72.70 acres with a yield of 144 bushels  
Soybeans 48.40 acres with a yield of 41 bushels

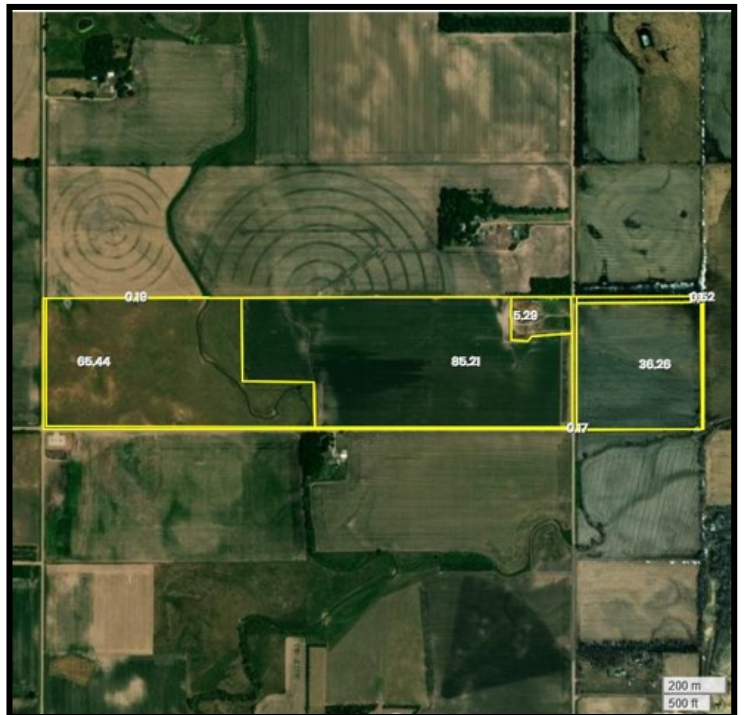
**SOILS:** The cropland soils are primarily Muir silt loam 0-2% Class I with a few acres of Cass and Thurman loamy fine sand. Soil rating for plant growth is 66.9. Grassland soils are Thurman and Cass loamy fine sand 0-2%.

**2024 REAL ESTATE TAXES:** \$6,694.18

**POSSESSION:** Full possession February 28, 2026

**METHOD OF SALE:** This property will be sold by sealed bid method. Bids are due no later than November 14, 2025, at 5:00 p.m. Sealed bid form can be mailed to UFARM at 800 W. Benjamin Avenue. Norfolk, NE 68701 or Rodney.Johnson@ufarm.com.

**DISCLAIMER:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and UFARM Real Estate. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. The buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Title Abstract.



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**Please visit our website for more information**  
[www.ufarmrealestate.com](http://www.ufarmrealestate.com)