

LAND FOR SALE
PIERCE COUNTY, NEBRASKA
154.34 +/- ACRES
\$1,850,000

Highly improved irrigated quarter with acreage site located east of Pierce, Nebraska. Property includes a 2013 7 tower Zimmatic pivot, 2021 US 50 hp motor, 1,590 square foot recently updated home and quonset building. The acreage is currently leased for \$1,600 per month through September, 2025

LOCATION: Property is located 3.5 miles east of Pierce, Nebraska, on Highway 98. Tract is on the north side of the highway.

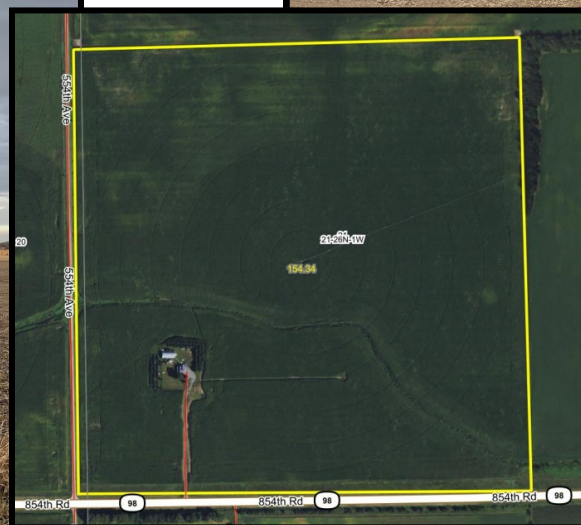
LEGAL: Southwest Quarter (SW4) of Section 21, Township 26 North, Range 1 West; Pierce County, Nebraska. Acreage site address is 55413 Highway 98, Pierce, Nebraska.

ZONING: Agricultural

SOILS: Muir silt loam 0-2% slopes

2024 REAL ESTATE TAXES: \$6,996.54

POSSESSION: Possession at closing subject to lease that expires February 28, 2025.



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