

MIDWEST LAND GROUP PRESENTS

1,674 TOTAL ACRES IN
PIERCE, MADISON, & WAYNE COUNTY
NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

1,674 +/- ACRES OF NEBRASKA DRYLAND AND IRRIGATED FARMLAND

This diverse, multi-tract land package presents a rare opportunity to acquire high-quality agricultural and development ground across Wayne, Pierce, and Madison Counties, Nebraska. Spanning irrigated farmland, dryland production, pasture, and commercial acreage, these offerings are well positioned in some of eastern Nebraska's most dependable grain-producing corridors. Each tract has been selected for its productivity, access, and long-term value, making the package attractive to a wide range of buyers—from established farming operations and expanding producers to investors seeking stable income and future upside. With proximity to ethanol facilities, soybean crushing plants, and strong local grain markets, these properties sit in areas where agriculture and infrastructure intersect.

Offering one features three irrigated quarter sections in Wayne County totaling 468 +/- acres. The land includes sandy loam and silt soils with strong NCCPI ratings, individual irrigation pivots, high-capacity wells, and on-site grain storage.

Offering two is a 160 +/- acre irrigated quarter section in Pierce County with sandy and silt loam soils, a strong NCCPI rating, an irrigation pivot, and excellent access near Highway 121.

Offering three consists of two irrigated quarter sections totaling 320 +/- acres northwest of Pierce. These tracts feature sandy loam soils, reliable irrigation pivots, strong well production, and a Quonset building.

Offering four includes two irrigated quarter sections totaling 320 +/- acres southwest of Pierce. The land

is primarily sandy soil with dependable water and convenient access to major grain markets.

Offering five is a 96-acre tract in Madison County with hardtop road frontage near Highway 275. The property includes row crop ground, pasture, and significant commercial or industrial development potential in a rapidly growing area.

Offering six offers a 160 +/- acre Pierce County tract with approximately 157 +/- tillable acres transitioning out of the Conservation Reserve Program for 2026, featuring nearly flat topography and favorable soils.

Offering seven is a 40-acre dryland tract in Pierce County with flat terrain, strong NCCPI soils, and reliable income-producing potential.

Offering eight includes 112 acres in Pierce County with hardtop frontage, a mix of dryland farming and pasture, and Willow Creek running through the property, making it well suited for both crop and cattle operations.

Together, these offerings provide flexibility that is rarely found in a single land package. Buyers can pursue individual tracts or assemble a portfolio that balances irrigated production, dryland income, pasture, and future development ground. With open 2026 lease opportunities and the option to continue with proven long-term tenants, this package is positioned to deliver both immediate returns and lasting value for years to come.

PROPERTY FEATURES

COUNTIES: **PIERCE, MADISON, AND WAYNE**

STATE: **NEBRASKA**

TOTAL ACRES: **1,674**

- Strong agricultural investment potential
- Suitable for owner-operators and land investors
- Productive soils with documented NCCPI ratings
- Opportunity to open or renegotiate 2026 crop leases
- Access to strong local grain markets
- Well-suited for long-term income production

OFFERING 1

COUNTY: **WAYNE** | ACRES: **468**

OFFERING 2

COUNTY: **PIERCE** | ACRES: **160**

OFFERING 3

COUNTY: **PIERCE** | ACRES: **320**

OFFERING 4

COUNTY: **PIERCE** | ACRES: **320**

OFFERING 5

COUNTY: **MADISON** | ACRES: **96**

OFFERING 6

COUNTY: **PIERCE** | ACRES: **160**

OFFERING 7

COUNTY: **PIERCE** | ACRES: **40**

OFFERING 8

COUNTY: **PIERCE** | ACRES: **112**

OFFERING 9

COUNTY: **PIERCE** | ACRES: **1,268**

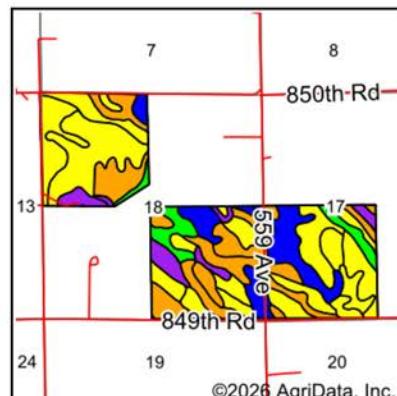
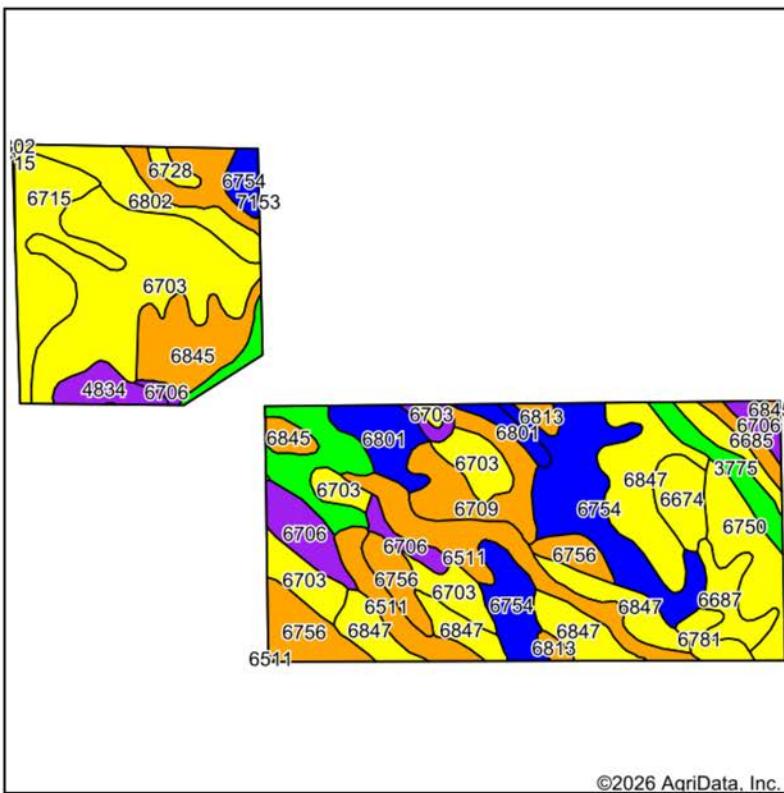


OFFERING 1 - 468 ACRES

This offering includes three irrigated quarter sections totaling 468 +/- acres in Wayne County with sandy loam and silt soils, strong NCCPI ratings, dependable pivots, high-capacity wells, and on-site grain storage.



SOILS MAP



State: Nebraska
County: Wayne
Location: 18-25N-1E
Township: Hoskins
Acres: 462.88
Date: 1/1/2026



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Soils data provided by USDA and NRCS.

Area Symbol: NE139, Soil Area Version: 24
Area Symbol: NE179, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6703	Thurman loamy fine sand, 2 to 6 percent slopes	82.59	17.9%		> 6.5ft.	IVe	3073	51	51	41		34
6847	Ortello fine sandy loam, 6 to 11 percent slopes	52.97	11.4%		> 6.5ft.	IVe	3013	61	61	53		51
6754	Nora silt loam, 2 to 6 percent slopes, eroded	49.18	10.6%		> 6.5ft.	IIe	3200	68	62	59		68
6845	Ortello fine sandy loam, 2 to 6 percent slopes	34.48	7.4%		> 6.5ft.	IIIe	3020	63	63	55		53
6511	Blendon fine sandy loam, clayey substratum, 1 to 6 percent slopes	32.68	7.1%		> 6.5ft.	IIIe	3267	61	61	59		59
6715	Thurman-Valentine complex, undulating	26.49	5.7%		> 6.5ft.	IVe	2970	33	31	33		25
6750	Nora silt loam, 11 to 17 percent slopes, eroded	23.95	5.2%		> 6.5ft.	IVe	3215	62	58	56		62
6756	Nora silt loam, 6 to 11 percent slopes, eroded	23.45	5.1%		> 6.5ft.	IIIe	3200	67	61	59		66

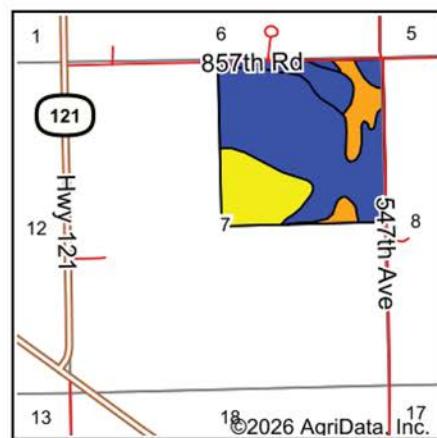
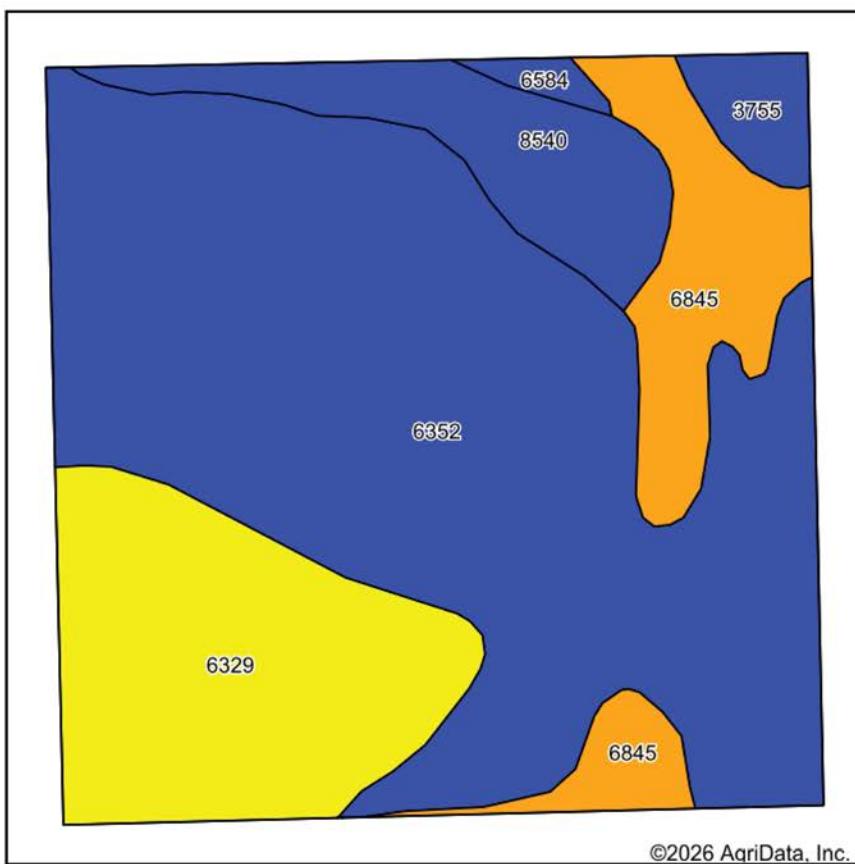
For full soil information contact the Listing Agent.

OFFERING 2 - 160 ACRES

This 160 +/- acre irrigated quarter section in Pierce County features sandy and silt loam soils, a strong NCCPI rating, an irrigation pivot, and convenient access near Highway 121.



SOILS MAP



State: **Nebraska**

County: **Pierce**

Location: **7-26N-2W**

Township: **Pierce**

Acres: **159.72**

Date: **1/1/2026**



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Area Symbol: NE139, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6352	Leshara silt loam, occasionally flooded	94.62	59.3%		> 6.5ft.	llw	5302	68	55	58	68	
6329	Lawet loam, occasionally flooded	30.48	19.1%		> 6.5ft.	lvw	5400	66	45	45	66	
6845	Ortello fine sandy loam, 2 to 6 percent slopes	16.81	10.5%		> 6.5ft.	llle	3020	63	63	55	53	
8540	Ovina fine sandy loam, rarely flooded	13.08	8.2%		> 6.5ft.	llw	5898	60	48	57	60	
3755	Hord silt loam, 0 to 2 percent slopes, rarely flooded	3.55	2.2%		> 6.5ft.	lle	4000	81	74	68	80	9
6584	Ortello fine sandy loam, terrace, 0 to 2 percent slopes	1.18	0.7%		> 6.5ft.	lle	3300	52	45	52	43	
Weighted Average						2.49	5085.6	*n 66.6	*n 53.7	*n 55.3	*n 65.5	*n 0.2

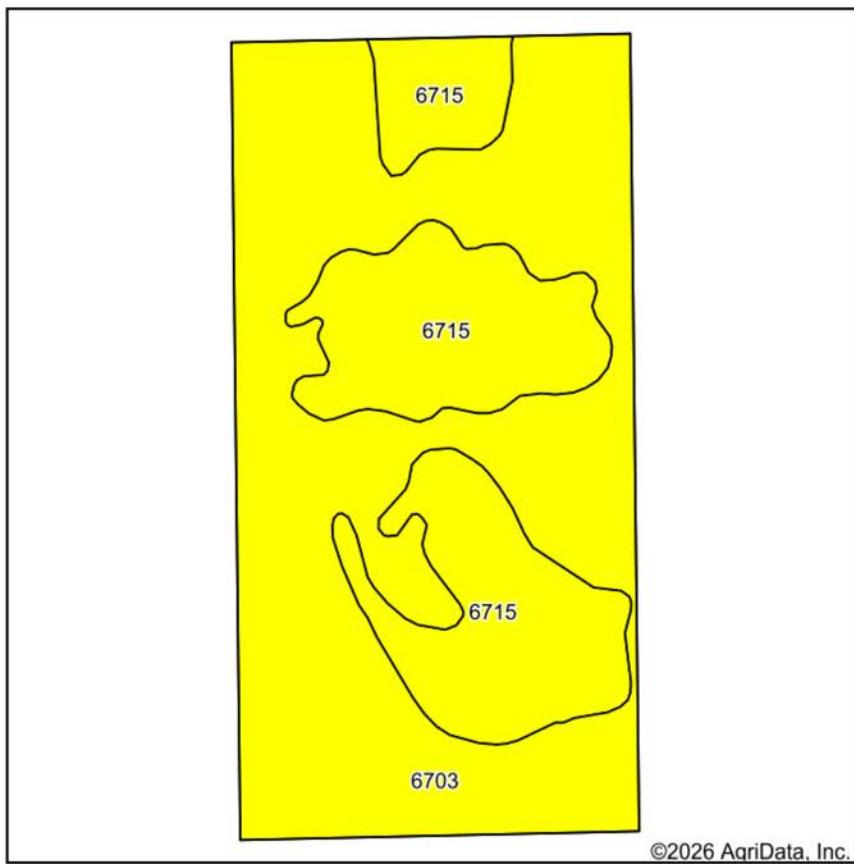
For full soil information contact the Listing Agent.

OFFERING 3 - 320 ACRES

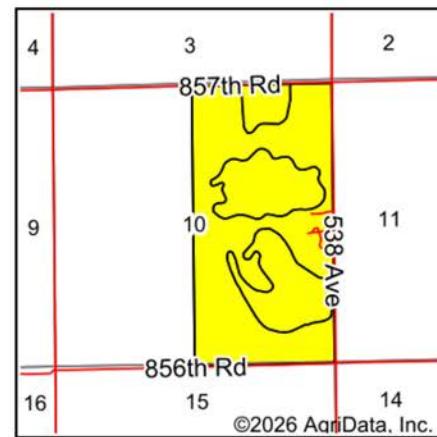
Offering three consists of two irrigated quarter sections totaling 320 +/- acres with sandy loam soils, reliable irrigation systems, strong well production, and a Quonset building for added utility.



SOILS MAP



Soils data provided by USDA and NRCS.



State: Nebraska
County: Pierce
Location: 10-26N-4W
Township: Willow Creek
Acres: 317.93
Date: 1/1/2026



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Area Symbol: NE139, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
6703	Thurman loamy fine sand, 2 to 6 percent slopes	210.38	66.2%		> 6.5ft.	IVe	3073	51	51	41	34	
6715	Thurman-Valentine complex, undulating	107.55	33.8%		> 6.5ft.	IVe	2970	33	31	33	25	
Weighted Average				4.00	3038.2		*n 44.9	*n 44.2	*n 38.3	*n 31		

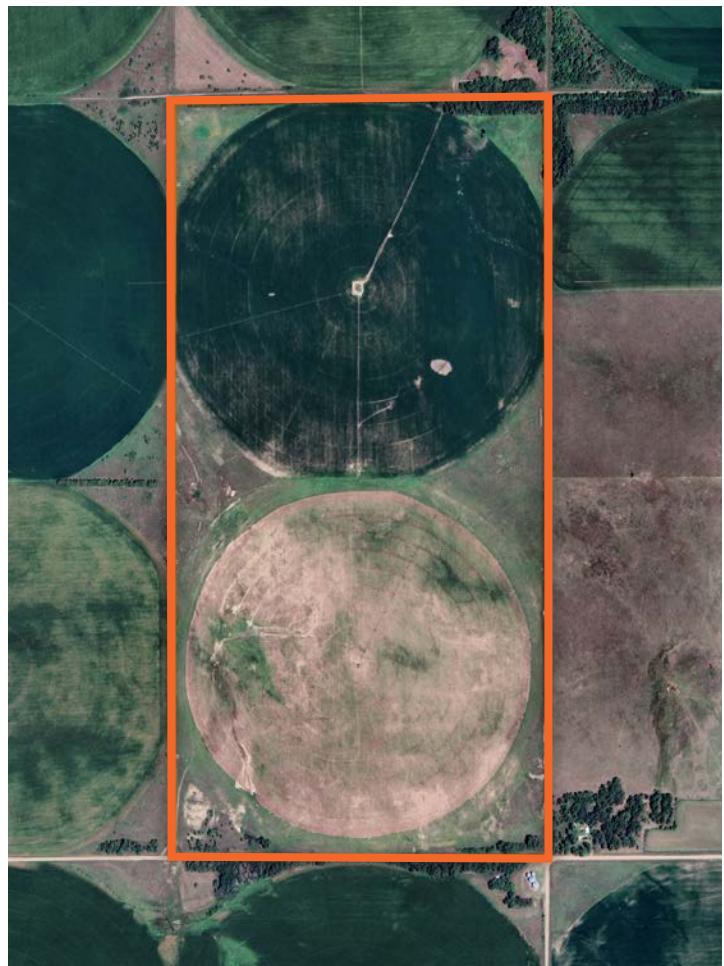
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

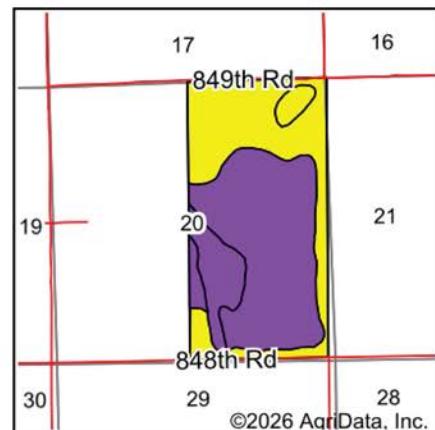
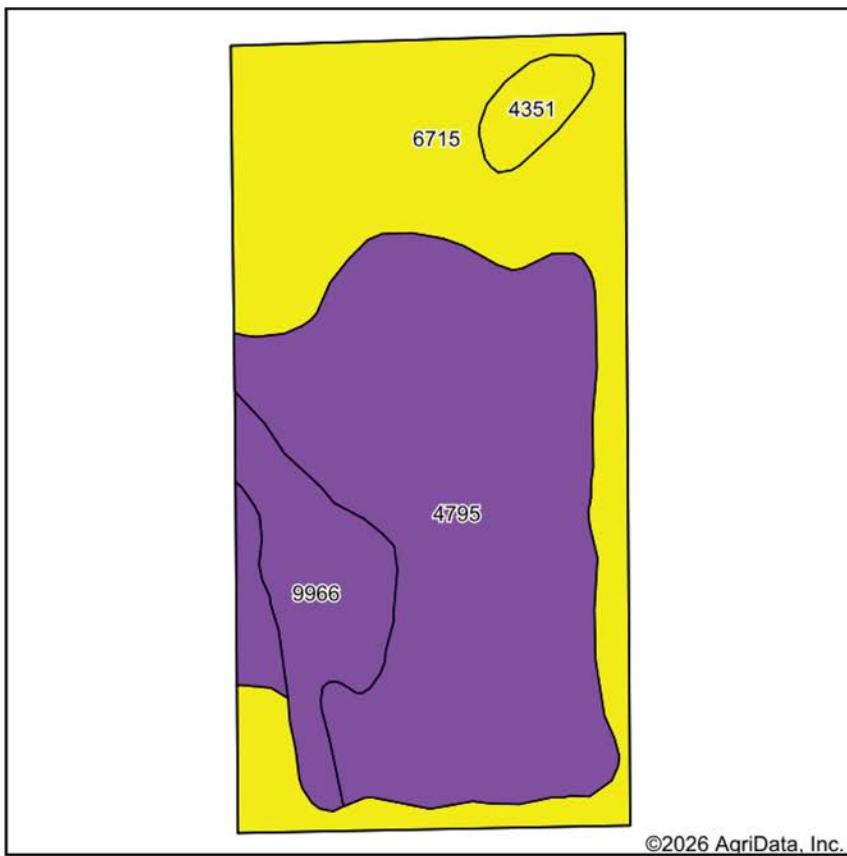
For full soil information contact the Listing Agent.

OFFERING 4 - 320 ACRES

This 320 +/- acre offering includes two irrigated quarter sections with sandy soils, dependable water coverage, and a location well positioned near strong regional grain markets.



SOILS MAP



State: Nebraska
County: Pierce
Location: 20-25N-4W
Township: Mills
Acres: 317.97
Date: 1/1/2026



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Area Symbol: NE139, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
4795	Valentine fine sand, rolling, moist	158.31	49.9%		> 6.5ft.	IVe	2523	34	34	30	22
6715	Thurman-Valentine complex, undulating	119.66	37.6%		> 6.5ft.	IVe	2970	33	31	33	25
9966	Blown-out land	31.60	9.9%		> 6.5ft.	VIIe	0				
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	8.40	2.6%		> 6.5ft.	IVw	4688	47	47	37	28
Weighted Average						5.29	2497.7	*n 30.6	*n 29.8	*n 28.3	*n 21.1

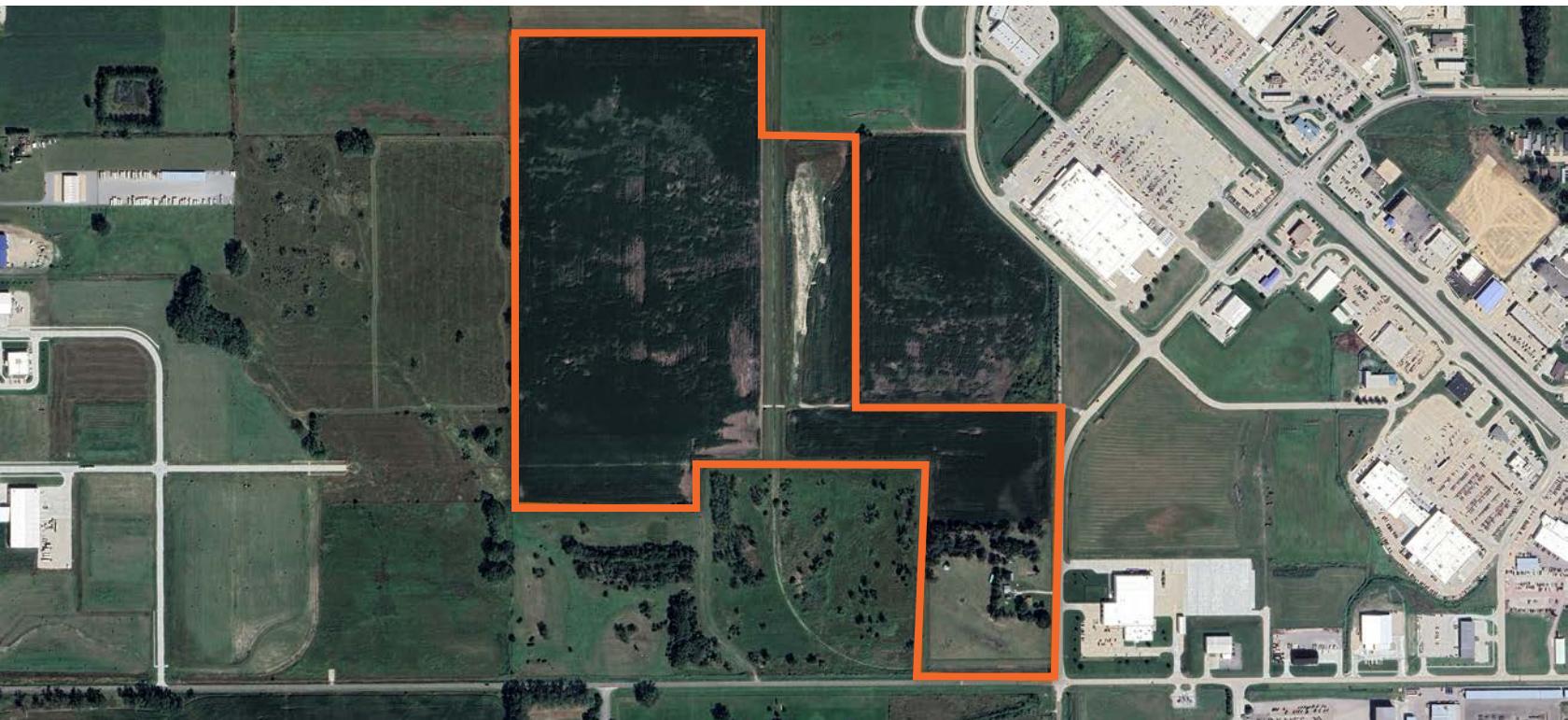
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

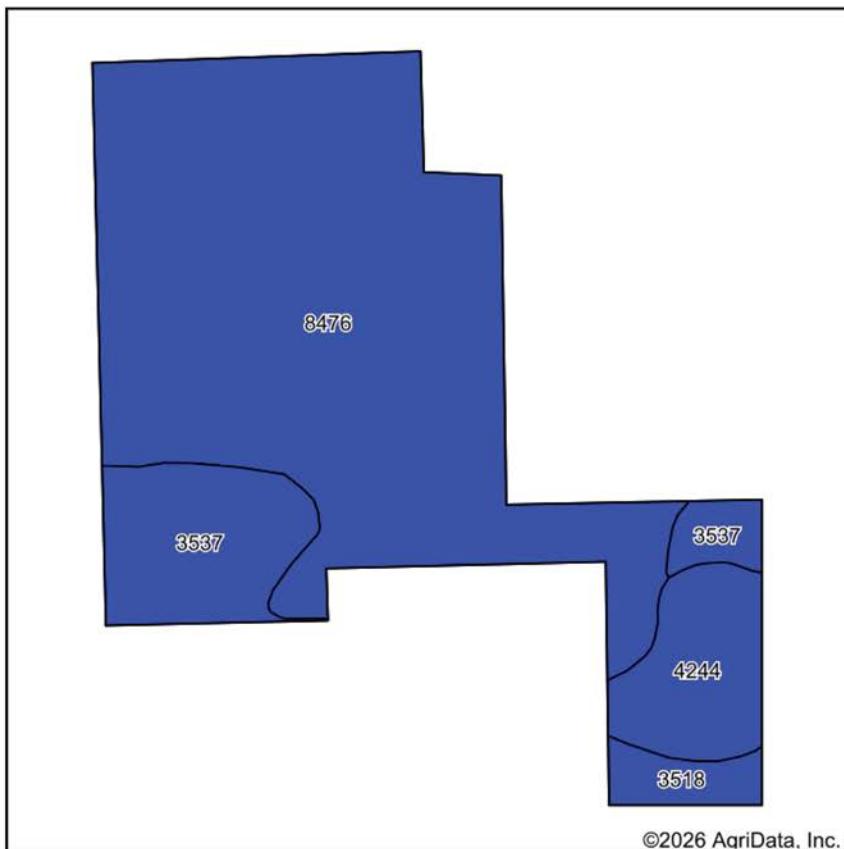
For full soil information contact the Listing Agent.

OFFERING 5 - 96 ACRES

Offering five is a 96-acre tract in Madison County with hardtop frontage near Highway 275, offering row crop production, pasture ground, and excellent commercial or industrial development potential.



SOILS MAP



State: Nebraska
County: Madison
Location: 29-24N-1W
Township: Norfolk
Acres: 97.9
Date: 1/1/2026



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Area Symbol: NE119, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
8476	Gibbon-Gayville silty clay loams, occasionally flooded	72.66	74.2%		0.1ft. (Natic)	llw	5200	59	31	45	59	
3537	Gibbon silty clay loam, occasionally flooded	13.44	13.7%		> 6.5ft.	llw	5894	71	49	52	71	
4244	Ord loam, occasionally flooded	8.86	9.1%		> 6.5ft.	llw	5900	46	36	41	46	
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.94	3.0%		> 6.5ft.	llw	5006	77	68	58	77	
Weighted Average						2.00	5352.8	*n 60	*n 35	*n 46	*n 60	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

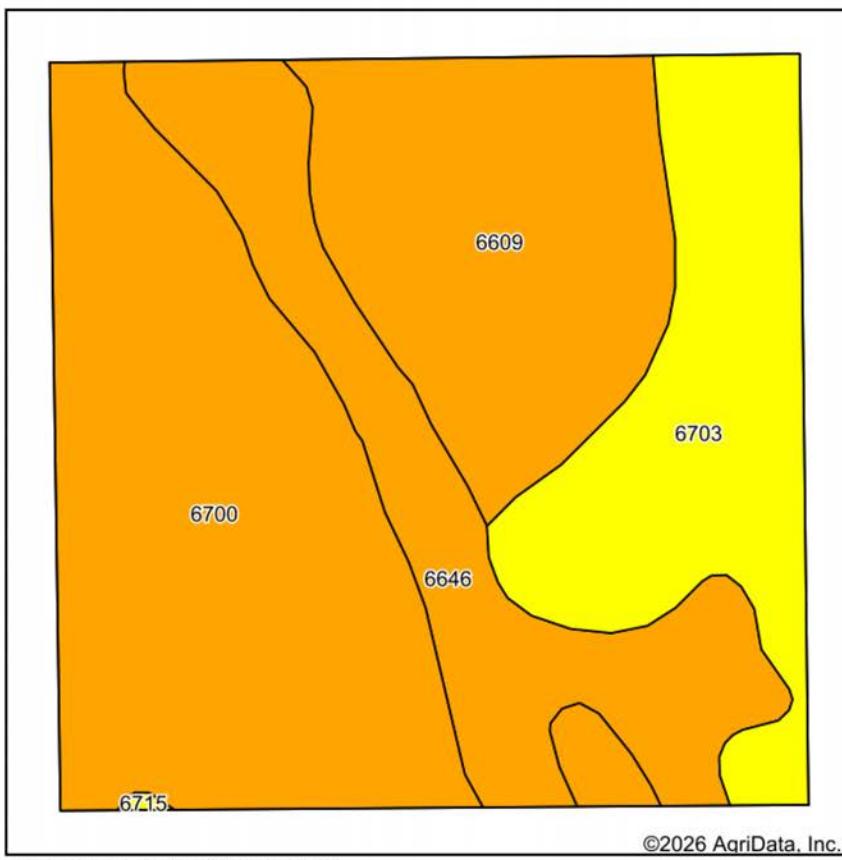
For full soil information contact the Listing Agent.

OFFERING 6 - 160 ACRES

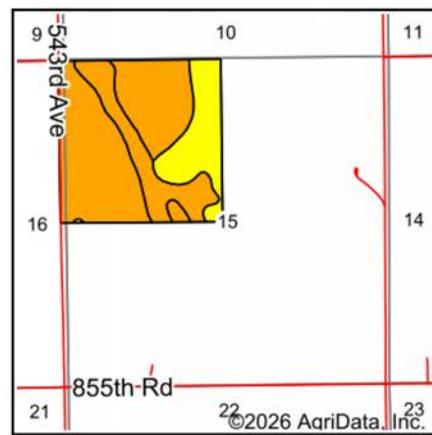
This 160 +/- acre Pierce County tract features approximately 157 +/- tillable acres coming out of the Conservation Reserve Program for 2026, with nearly flat topography and favorable soils.



SOILS MAP



Soils data provided by USDA and NRCS.



State: Nebraska
County: Pierce
Location: 15-26N-3W
Township: Clover Valley
Acres: 159.9
Date: 1/1/2026



Maps Provided By:

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Area Symbol: NE139, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
6700	Thurman loamy fine sand, 0 to 2 percent slopes	60.86	38.1%		> 6.5ft.	IIIe	3080	50	50	40	33	
6609	Bazile loamy fine sand, 2 to 6 percent slopes	35.60	22.3%		2.5ft. (Abrupt textural change)	IIIe	3228	66	66	50	52	
6703	Thurman loamy fine sand, 2 to 6 percent slopes	33.01	20.6%		> 6.5ft.	IVe	3073	51	51	41	34	
6646	Boelus-Loretto complex, 0 to 2 percent slopes	30.24	18.9%		> 6.5ft.	IIIe	3311	56	48	56	51	
6715	Thurman-Valentine complex, undulating	0.19	0.1%		> 6.5ft.	IVe	2970	33	31	33	25	
Weighted Average						3.21	3155.1	*n 54.9	*n 53.4	*n 45.5	*n 40.8	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

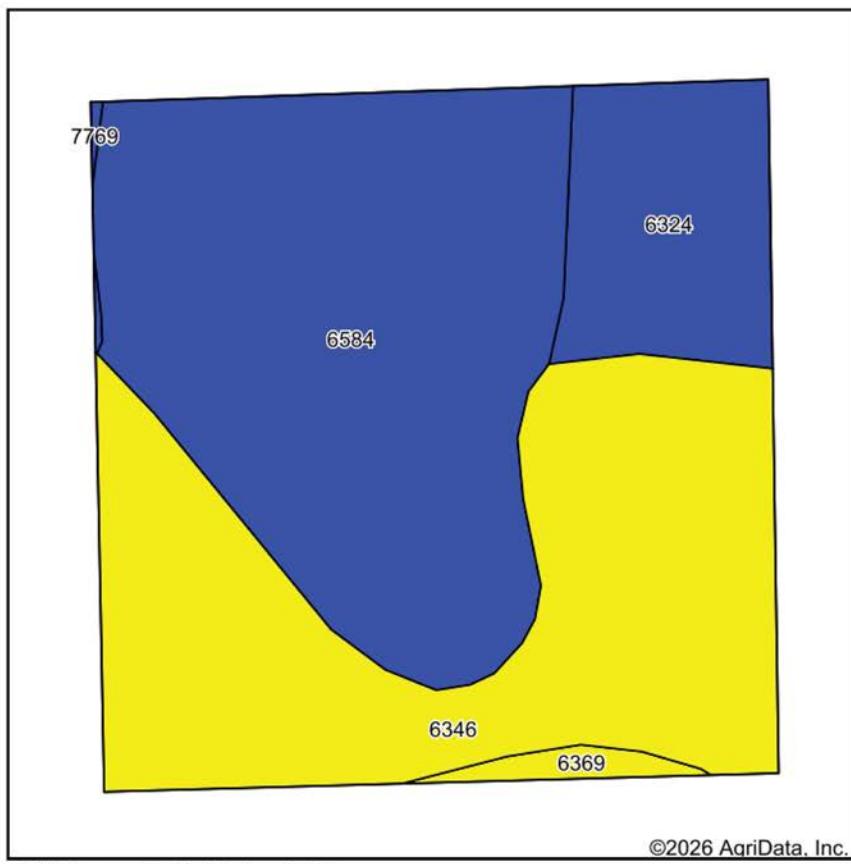
For full soil information contact the Listing Agent.

OFFERING 7 - 40 ACRES

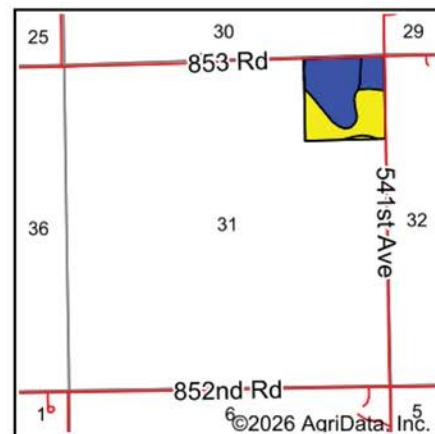
Offering seven includes 40 acres of flat dryland in Pierce County with strong NCCPI soils, making it an efficient and income-producing option for operators of all sizes.



SOILS MAP



Soils data provided by USDA and NRCS.



State: Nebraska
County: Pierce
Location: 31-26N-3W
Township: Clover Valley
Acres: 39.87
Date: 1/1/2026



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Area Symbol: NE139, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
6584	Ortello fine sandy loam, terrace, 0 to 2 percent slopes	18.39	46.2%		> 6.5ft.	llle	3300	52	45	52	43	
6346	Lawet-Saltine complex, occasionally flooded	16.03	40.2%		> 6.5ft.	IVw	4950	59	36	44	56	
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.84	12.1%		> 6.5ft.	llw	5033	80	79	57	74	
6369	Orwet loam, rarely flooded	0.53	1.3%		> 6.5ft.	IVw	5300	34	32	32	34	
7769	Colo fine sandy loam, overblown, occasionally flooded	0.08	0.2%		> 6.5ft.	llw	5302	65	52	54	65	
Weighted Average							2.83	4204.4	*n 58	*n 45.4	*n 49.1	*n 51.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

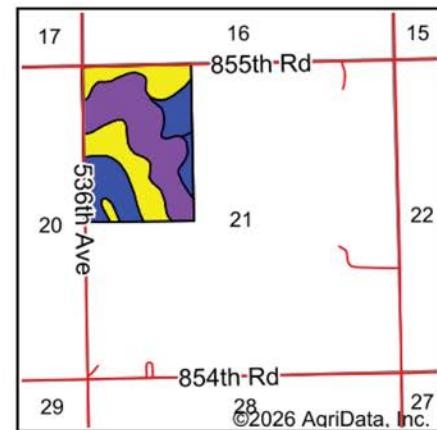
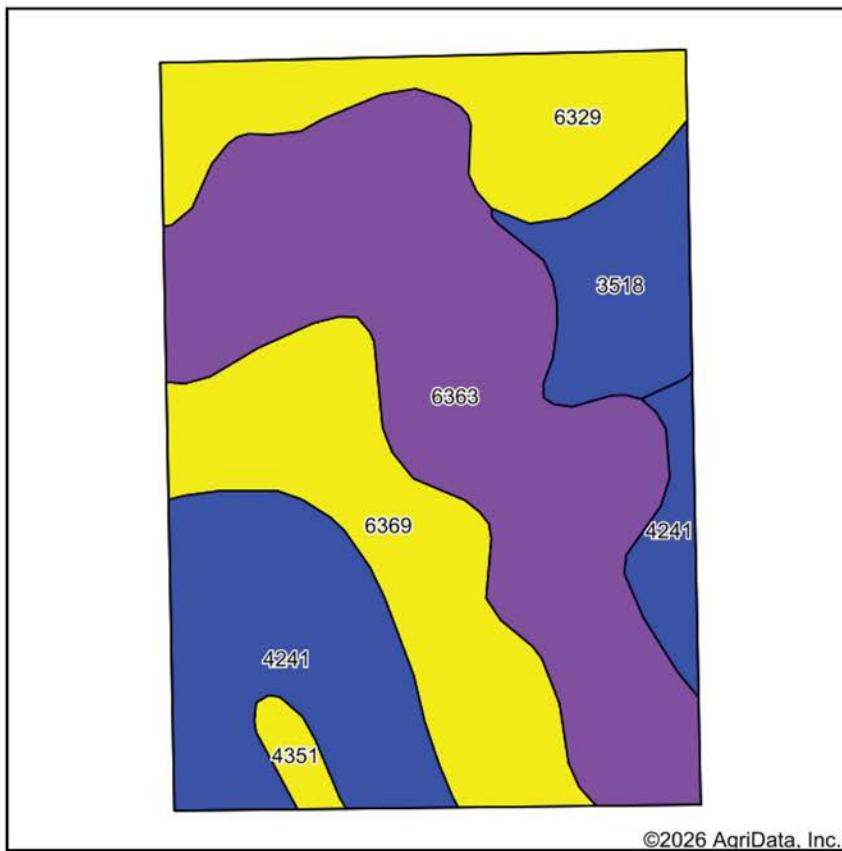
For full soil information contact the Listing Agent.

OFFERING 8 - 112 ACRES

This 112-acre Pierce County combination tract offers a mix of dryland farming and pasture, hardtop road frontage, and Willow Creek running through the property for added livestock and recreational value.



SOILS MAP



State: **Nebraska**
 County: **Pierce**
 Location: **21-26N-4W**
 Township: **Willow Creek**
 Acres: **111.2**
 Date: **1/1/2026**



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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	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
6363	Obert silt loam, 0 to 2 percent slopes, frequently ponded	43.32	38.9%	purple	> 6.5ft.	Vlw	5375	39	19	37	16	
4241	Ord fine sandy loam, occasionally flooded	22.13	19.9%	blue	> 6.5ft.	llw	5300	41	39	41	41	
6369	Orwet loam, rarely flooded	20.71	18.6%	yellow	> 6.5ft.	lvw	5300	34	32	32	34	
6329	Lawet loam, occasionally flooded	14.74	13.3%	yellow	> 6.5ft.	lvw	5400	66	45	45	66	
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.76	7.9%	blue	> 6.5ft.	llw	5006	77	68	58	77	
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	1.54	1.4%	yellow	> 6.5ft.	lvw	4688	47	47	37	28	
Weighted Average						4.22	5310.8	*n 45.2	*n 33.1	*n 39.6	*n 35.9	

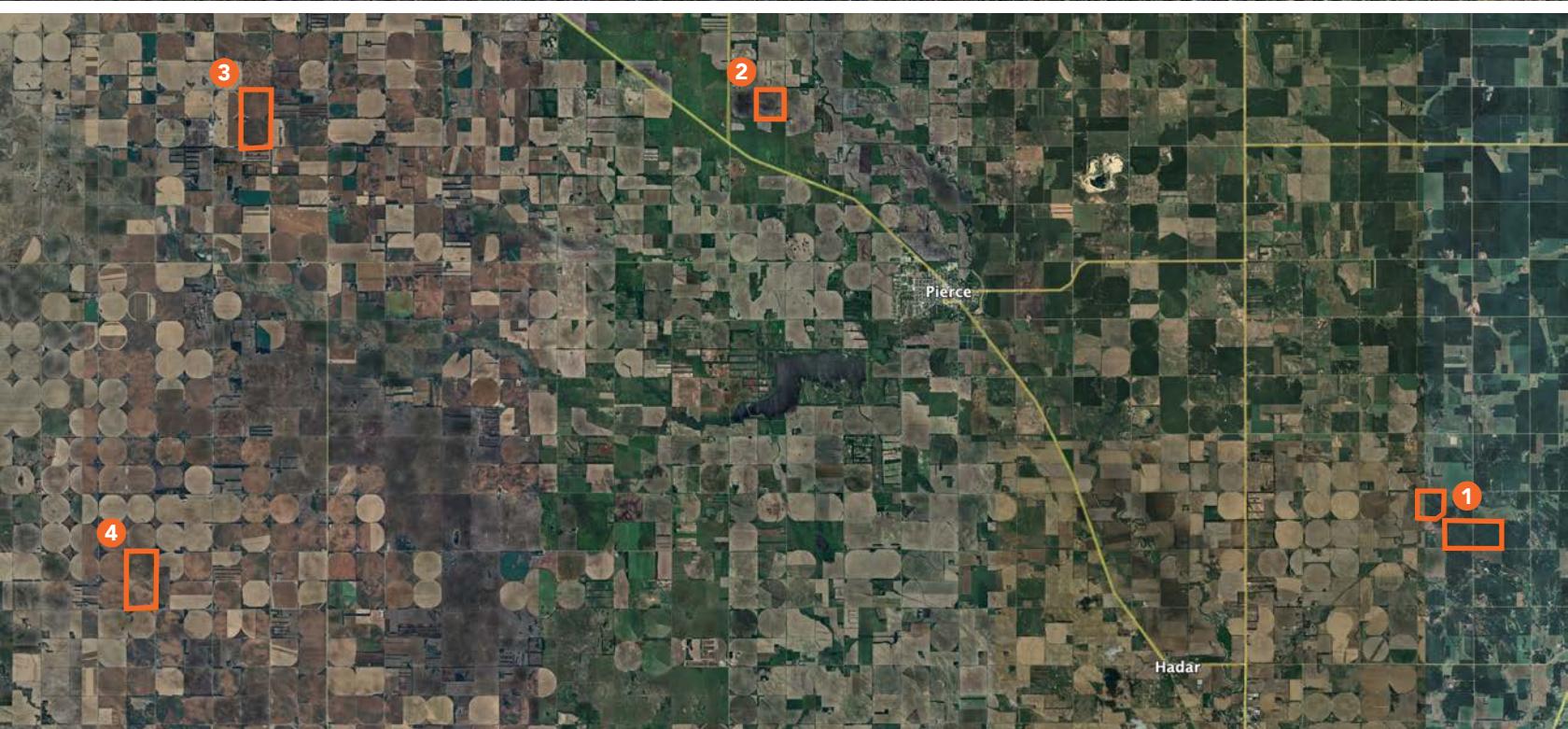
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

For full soil information contact the Listing Agent.

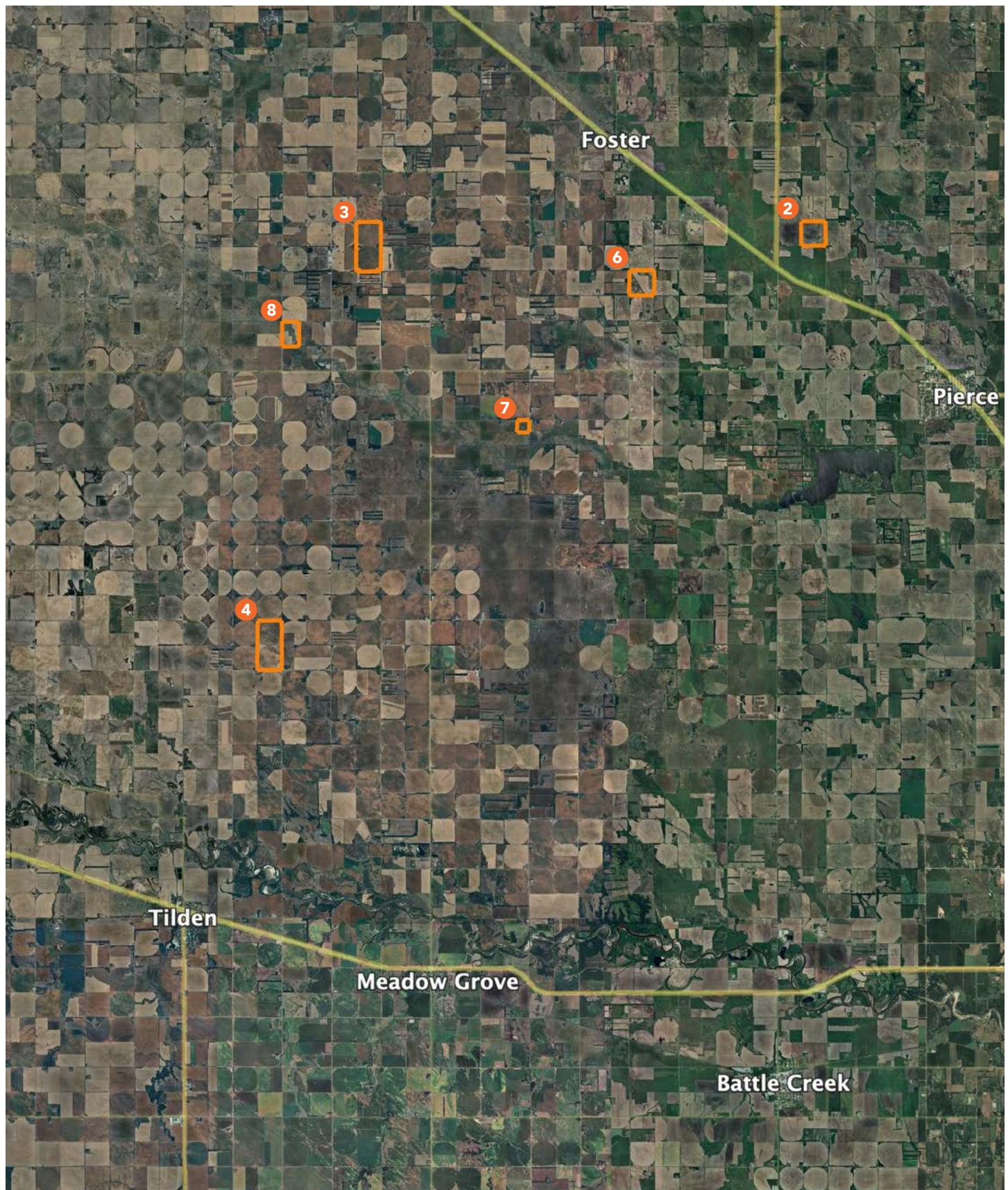
OFFERING 9 - 1,268 ACRES

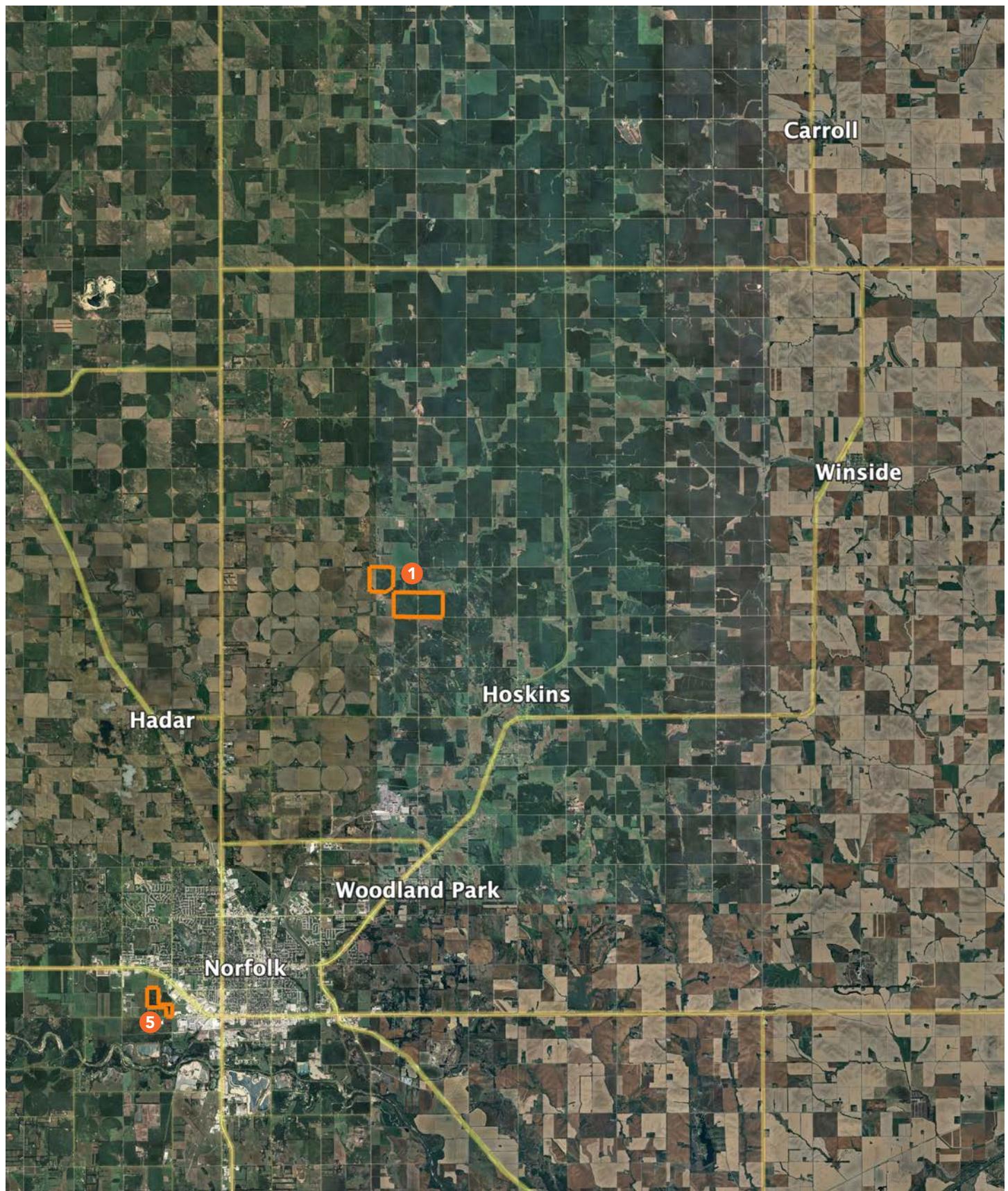
Offering nine combines offerings one through four into a 1,268 +/- acre primarily irrigated cropland package across Wayne and Pierce Counties, creating a large-scale opportunity with proven productivity and operational efficiency.





OVERVIEW MAP





AGENT CONTACT

Rudy Vrtiska is a dedicated land agent with Midwest Land Group, serving Nebraska and Southwest Iowa. Based in Plattsmouth, Rudy has strong ties to the region, having been born and raised in Falls City. His connection to the land has grown through years of working in the local feed and seed store, cattle ranches, and spending countless hours in Nebraska tree stands. This has given him a firsthand understanding of the state's diverse land use.

A graduate of Nebraska Wesleyan University with a degree in Business Administration, Rudy brings valuable sales and negotiation experience from his role as a sales representative for an online equipment auction company. His entrepreneurial background, having developed and sold an e-commerce business during college, sharpened his problem-solving and communication skills—assets that benefit his clients in the land market.

Rudy's true passions are the outdoors and real estate, which drive his commitment to helping clients buy or sell their properties. An avid bowhunter and angler, he understands the importance of land stewardship and wildlife development. His down-to-earth approach, varied background, and competitive edge make him a trusted advisor for those navigating the Nebraska and Iowa land market, offering personalized service and a deep respect for land values.



RUDY VRTISKA
LAND AGENT
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MidwestLandGroup.com

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