

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**

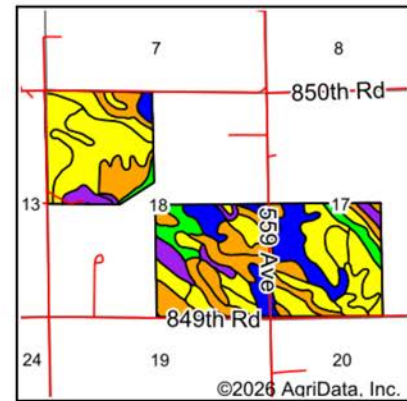
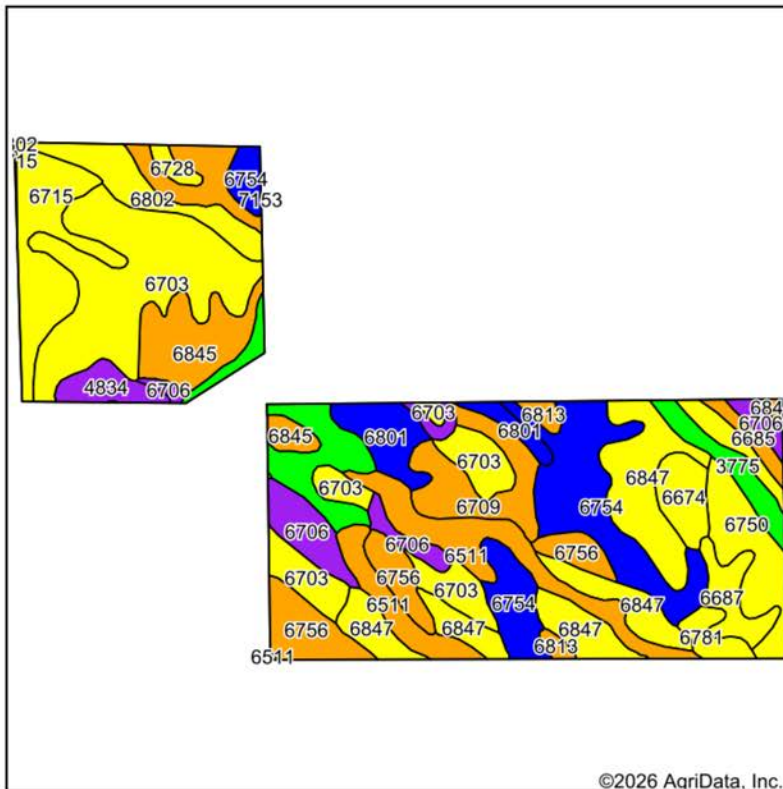


OFFERING 1 - 468 ACRES

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.



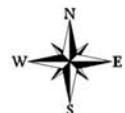
SOILS MAP



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



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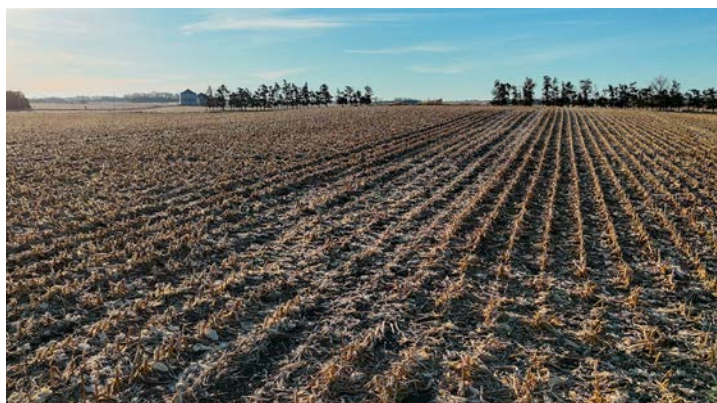
Area Symbol: NE139, Soil Area Version: 24
 Area Symbol: NE179, Soil Area Version: 24

| 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. | IIle | 3020 | 63 | 63 | 55 | 53 | |
| 6511 | Blendon fine sandy loam, clayey substratum, 1 to 6 percent slopes | 32.68 | 7.1% | | > 6.5ft. | IIle | 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. | IIle | 3200 | 67 | 61 | 59 | 66 | |

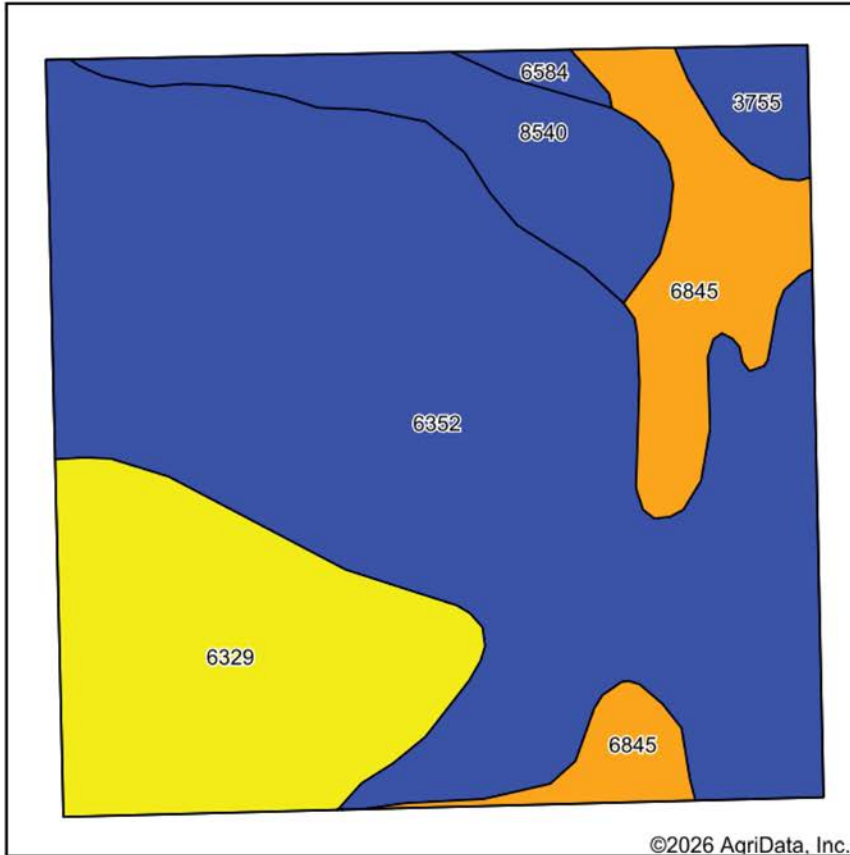
For full soil information contact the Listing Agent.

OFFERING 2 - 160 ACRES

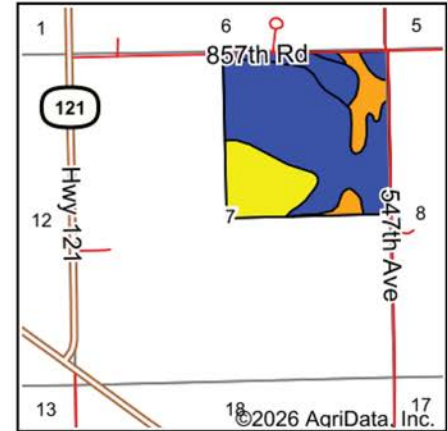
This 160 +/- acre irrigated quarter section in Pierce County features sandy and silt loam soils, a strong NCCPI rating, an irrigation pivot, and convenient access near Highway 121.



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Pierce**
 Location: **7-26N-2W**
 Township: **Pierce**
 Acres: **159.72**
 Date: **1/1/2026**



Maps Provided By:



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. | Ilw | 5302 | 68 | 55 | 58 | 68 | |
| 6329 | Lawet loam, occasionally flooded | 30.48 | 19.1% | | > 6.5ft. | IVw | 5400 | 66 | 45 | 45 | 66 | |
| 6845 | Ortello fine sandy loam, 2 to 6 percent slopes | 16.81 | 10.5% | | > 6.5ft. | Ille | 3020 | 63 | 63 | 55 | 53 | |
| 8540 | Ovina fine sandy loam, rarely flooded | 13.08 | 8.2% | | > 6.5ft. | Ilw | 5898 | 60 | 48 | 57 | 60 | |
| 3755 | Hord silt loam, 0 to 2 percent slopes, rarely flooded | 3.55 | 2.2% | | > 6.5ft. | Ile | 4000 | 81 | 74 | 68 | 80 | 9 |
| 6584 | Ortello fine sandy loam, terrace, 0 to 2 percent slopes | 1.18 | 0.7% | | > 6.5ft. | Ile | 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 |

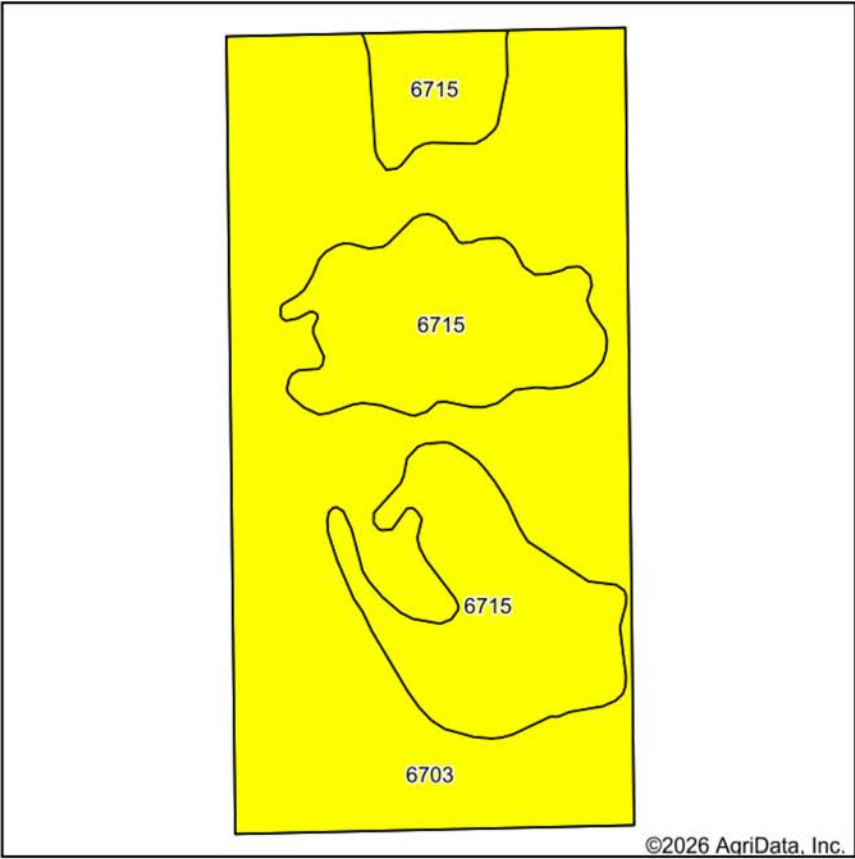
For full soil information contact the Listing Agent.

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.

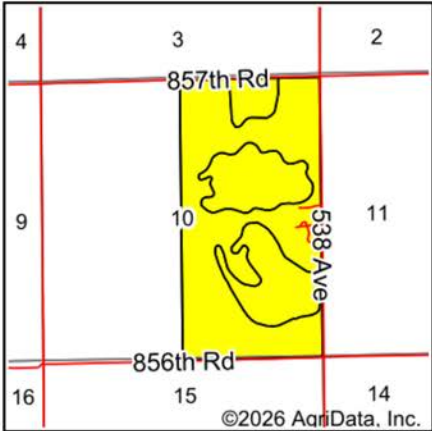


SOILS MAP



Soils data provided by USDA and NRCS.

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



Maps Provided By:



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

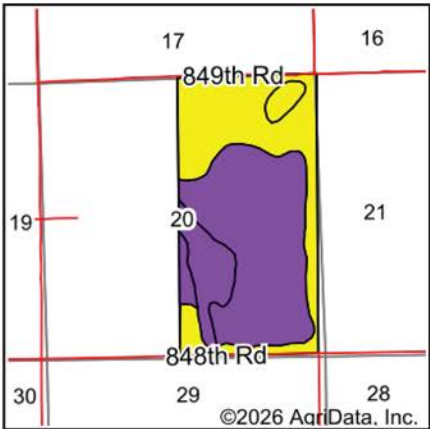
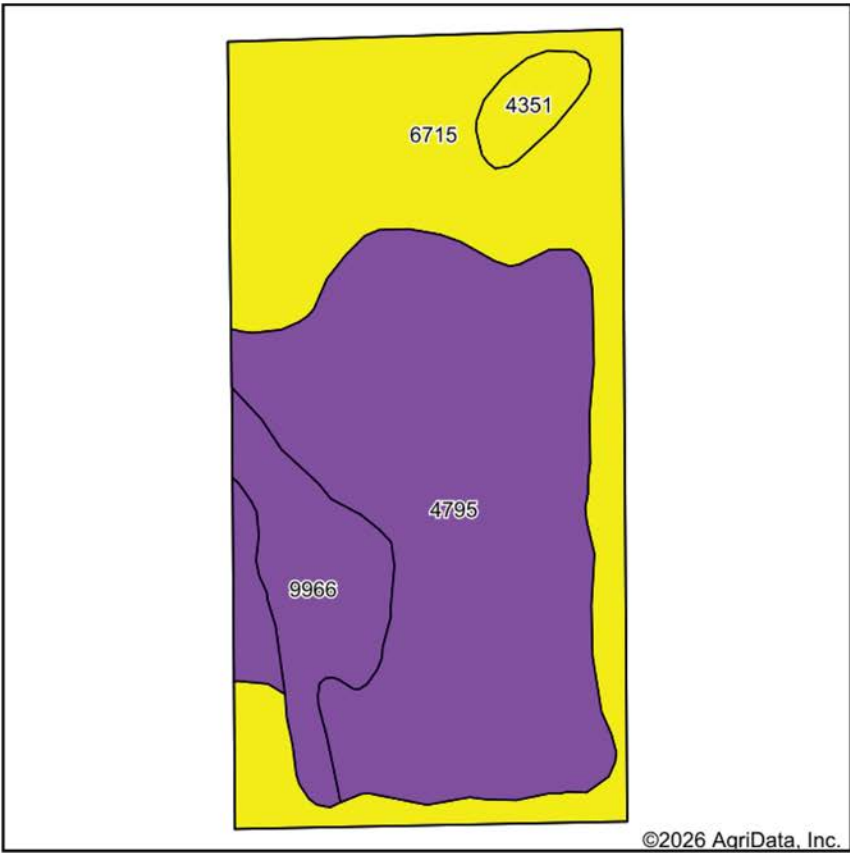
For full soil information contact the Listing Agent.

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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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 |
| 4795 | Valentine fine sand, rolling, moist | 158.31 | 49.9% | | > 6.5ft. | VIe | 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

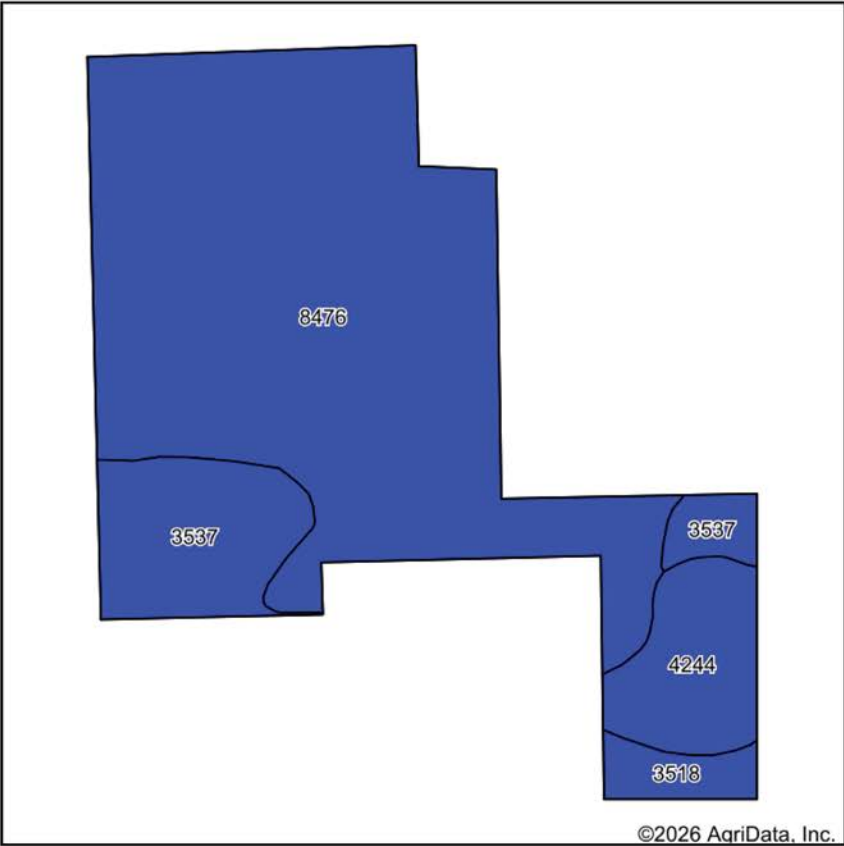
For full soil information contact the Listing Agent.

OFFERING 5 - 96 ACRES

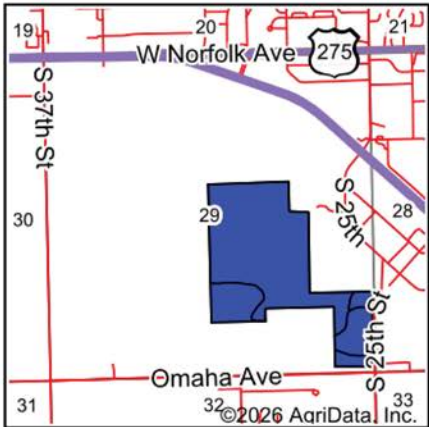
Offering five is a 96-acre tract in Madison County with hardtop frontage near Highway 275, offering row crop production, pasture ground, and excellent commercial or industrial development potential.



SOILS MAP



Soils data provided by USDA and NRCS.



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. (Natric) | IIw | 5200 | 59 | 31 | 45 | 59 |
| 3537 | Gibbon silty clay loam, occasionally flooded | 13.44 | 13.7% | | > 6.5ft. | IIw | 5894 | 71 | 49 | 52 | 71 |
| 4244 | Ord loam, occasionally flooded | 8.86 | 9.1% | | > 6.5ft. | IIw | 5900 | 46 | 36 | 41 | 46 |
| 3518 | Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 2.94 | 3.0% | | > 6.5ft. | IIw | 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

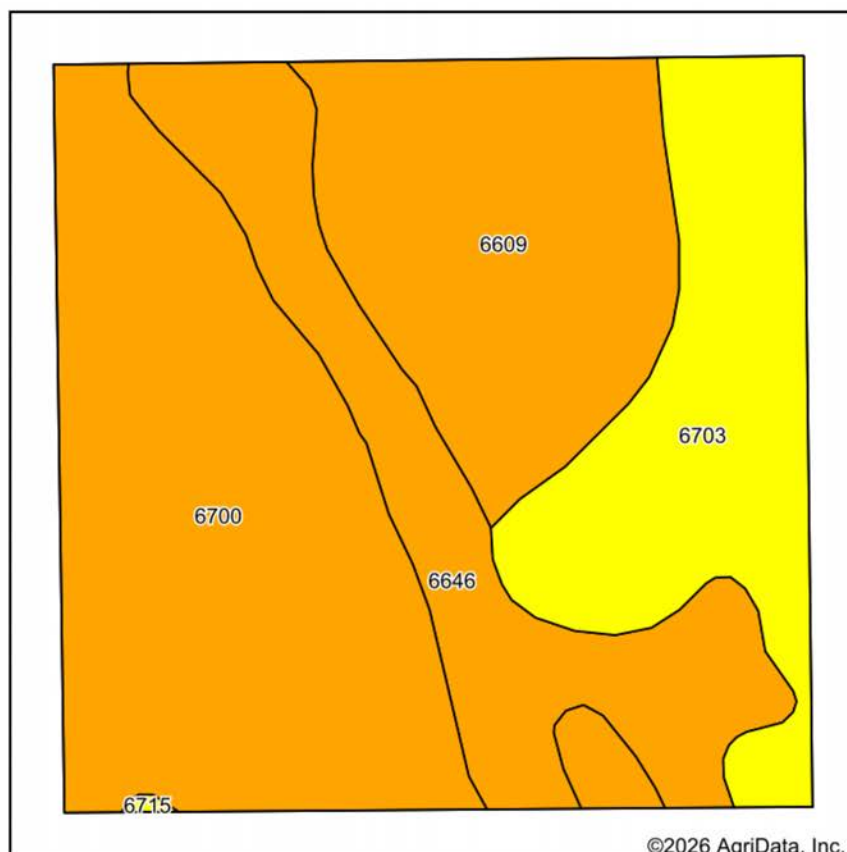
For full soil information contact the Listing Agent.

OFFERING 6 - 160 ACRES

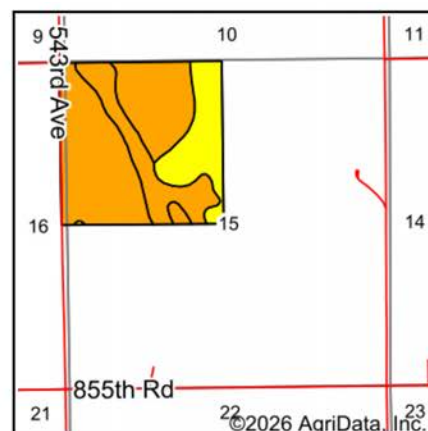
This 160 +/- acre Pierce County tract features approximately 157 +/- tillable acres coming out of the Conservation Reserve Program for 2026, with nearly flat topography and favorable soils.



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

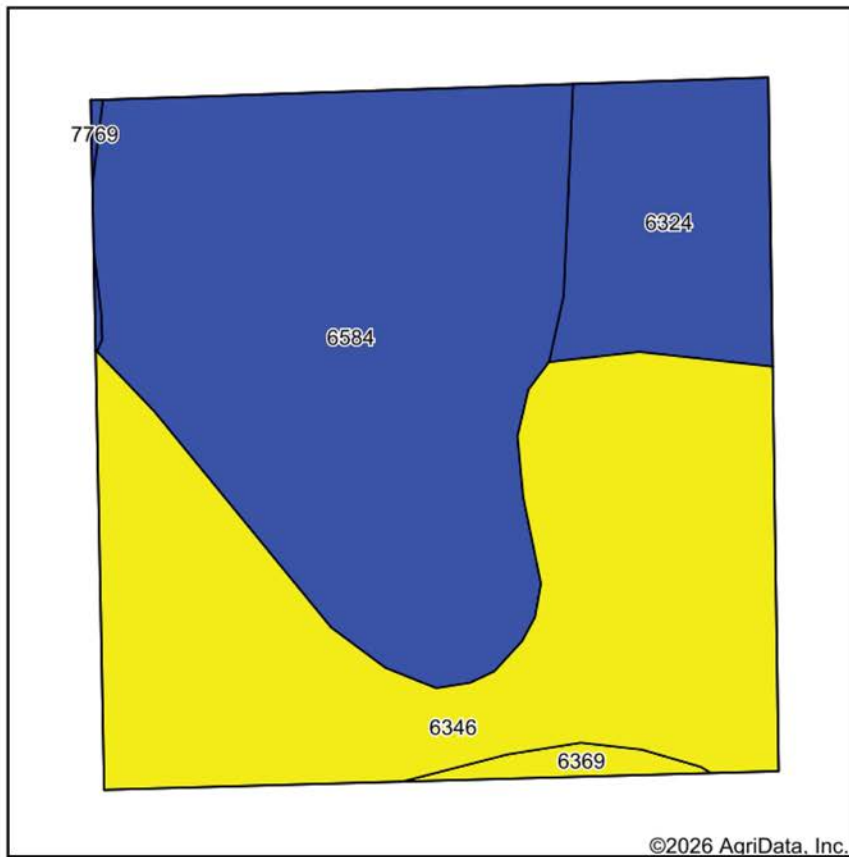
For full soil information contact the Listing Agent.

OFFERING 7 - 40 ACRES

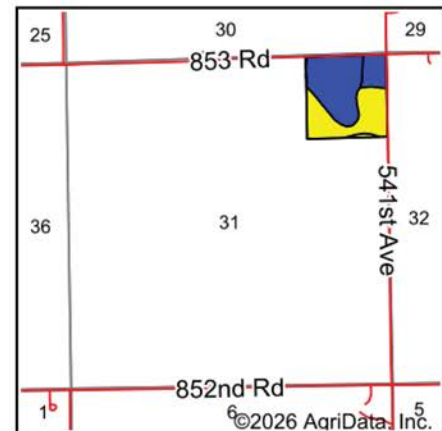
Offering seven includes 40 acres of flat dryland in Pierce County with strong NCCPI soils, making it an efficient and income-producing option for operators of all sizes.



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**



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 |
|------------------|--|-------|------------------|----------------------|-------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|
| 6584 | Ortello fine sandy loam, terrace, 0 to 2 percent slopes | 18.39 | 46.2% | | > 6.5ft. | Ile | 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. | Ilw | 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. | Ilw | 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

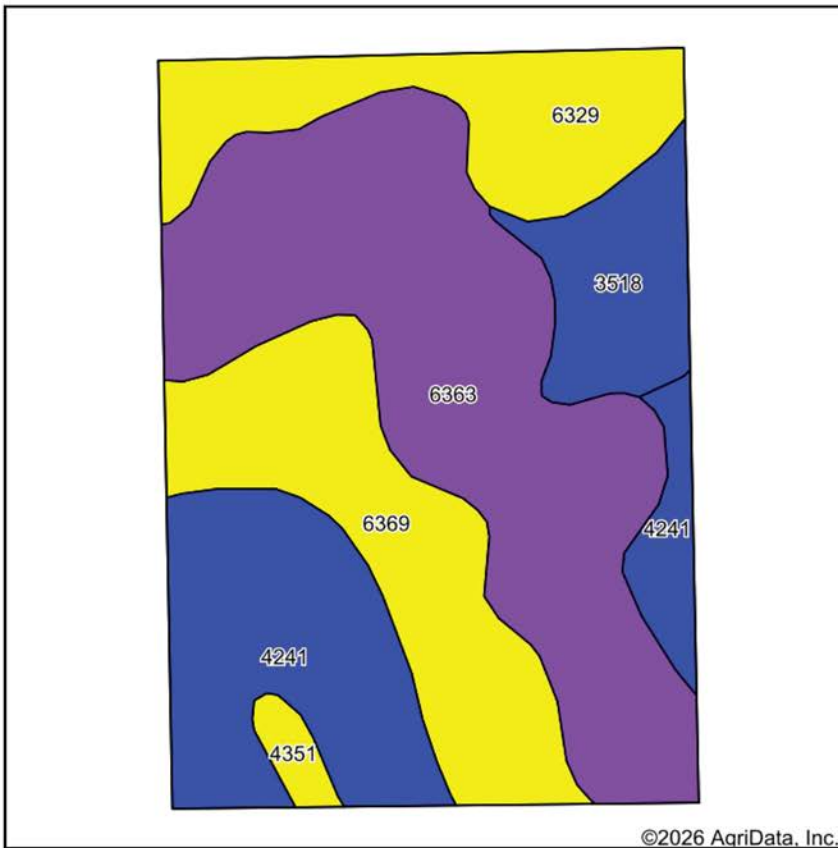
For full soil information contact the Listing Agent.

OFFERING 8 - 112 ACRES

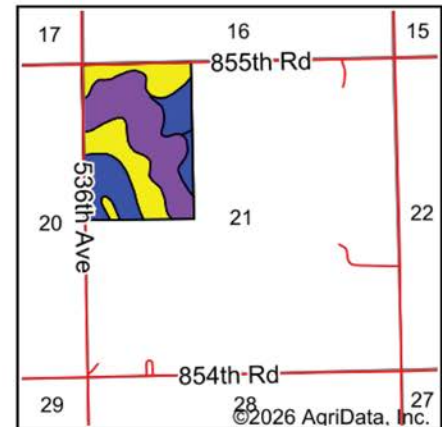
This 112-acre Pierce County combination tract offers a mix of dryland farming and pasture, hardtop road frontage, and Willow Creek running through the property for added livestock and recreational value.



SOILS MAP



Soils data provided by USDA and NRCS.



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



Maps Provided By:



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% | | > 6.5ft. | VLw | 5375 | 39 | 19 | 37 | 16 |
| 4241 | Ord fine sandy loam, occasionally flooded | 22.13 | 19.9% | | > 6.5ft. | Ilw | 5300 | 41 | 39 | 41 | 41 |
| 6369 | Orwet loam, rarely flooded | 20.71 | 18.6% | | > 6.5ft. | IVw | 5300 | 34 | 32 | 32 | 34 |
| 6329 | Lawet loam, occasionally flooded | 14.74 | 13.3% | | > 6.5ft. | IVw | 5400 | 66 | 45 | 45 | 66 |
| 3518 | Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 8.76 | 7.9% | | > 6.5ft. | Ilw | 5006 | 77 | 68 | 58 | 77 |
| 4351 | Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded | 1.54 | 1.4% | | > 6.5ft. | IVw | 4688 | 47 | 47 | 37 | 28 |
| Weighted Average | | | | | | 4.22 | 5310.8 | *n 45.2 | *n 33.1 | *n 39.6 | *n 35.9 |

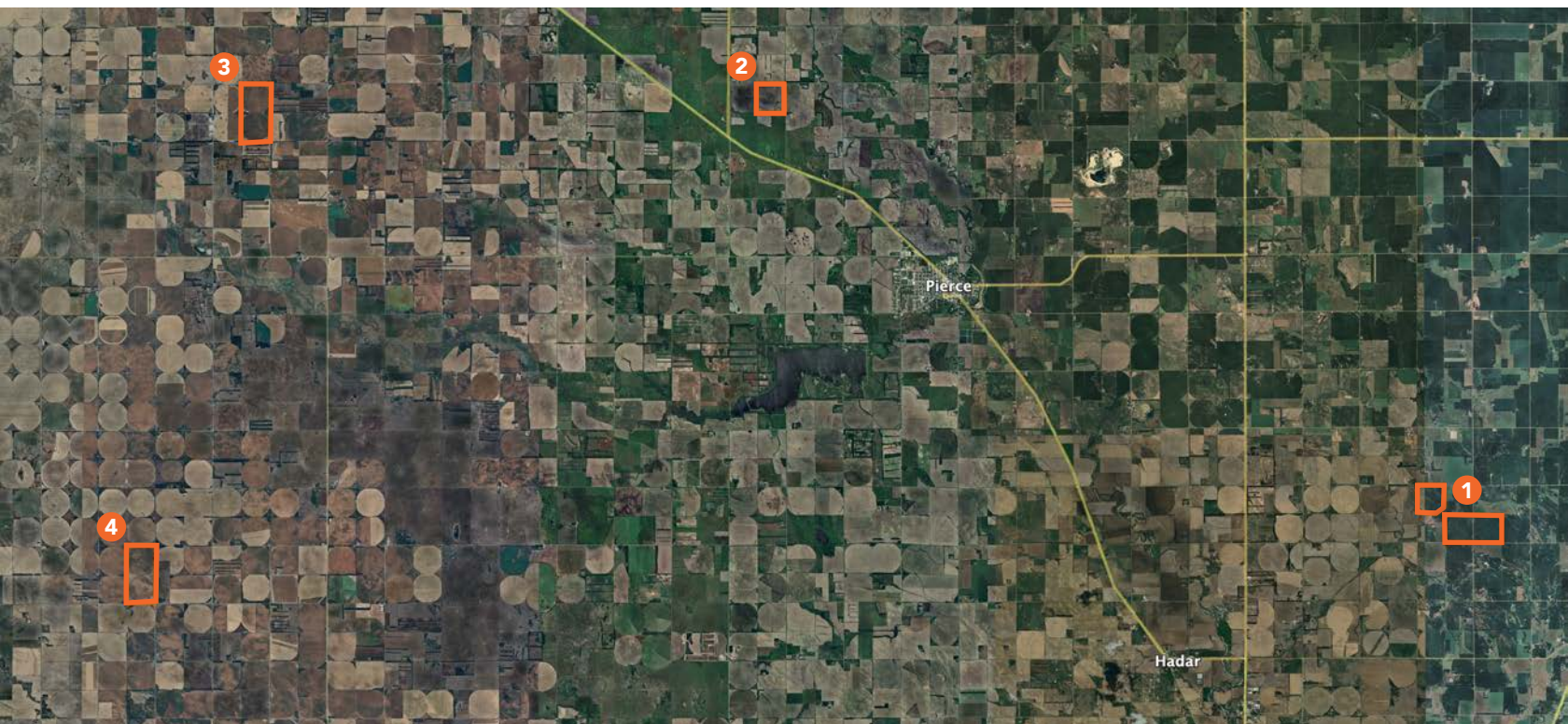
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

For full soil information contact the Listing Agent.

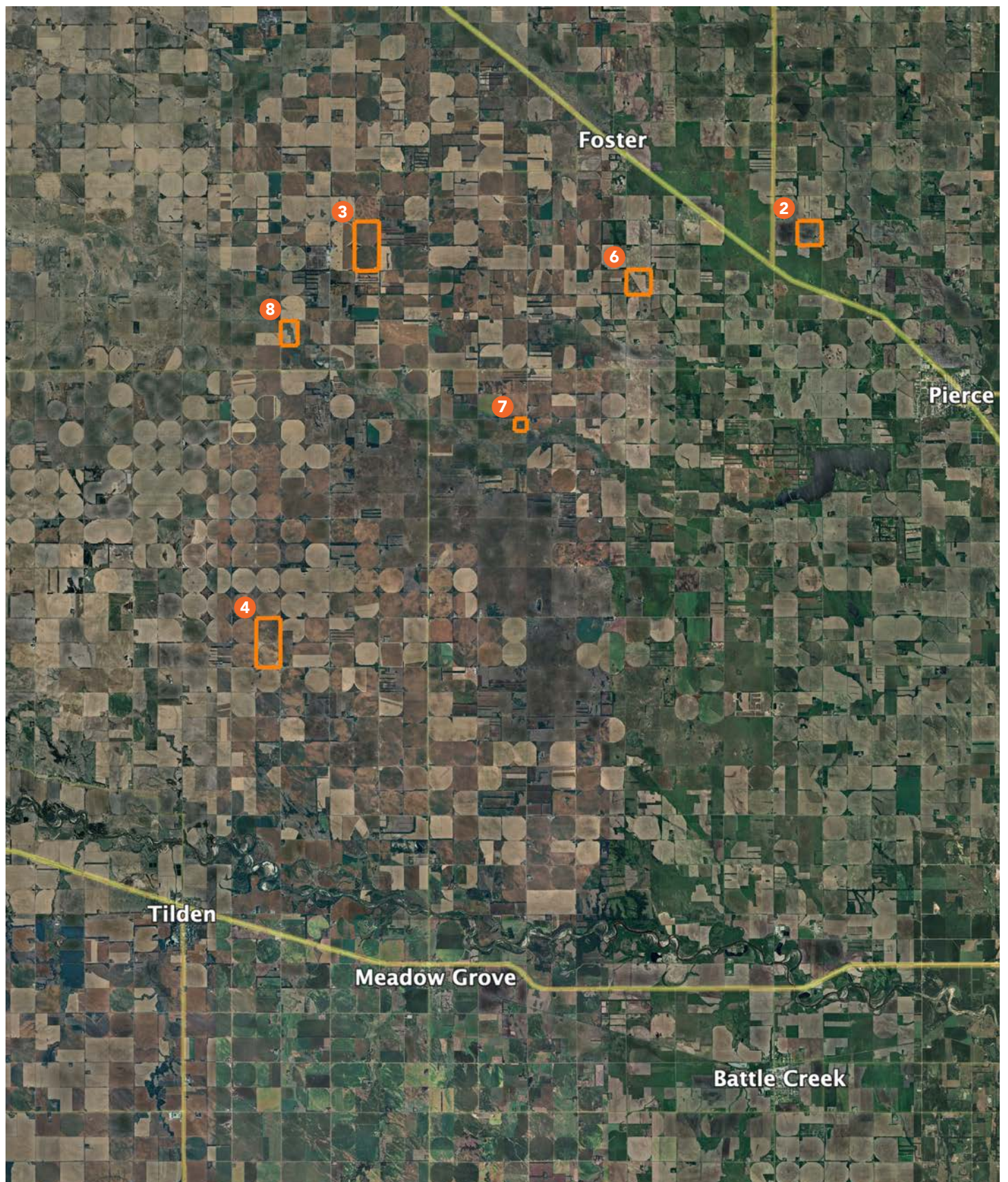
OFFERING 9 - 1,268 ACRES

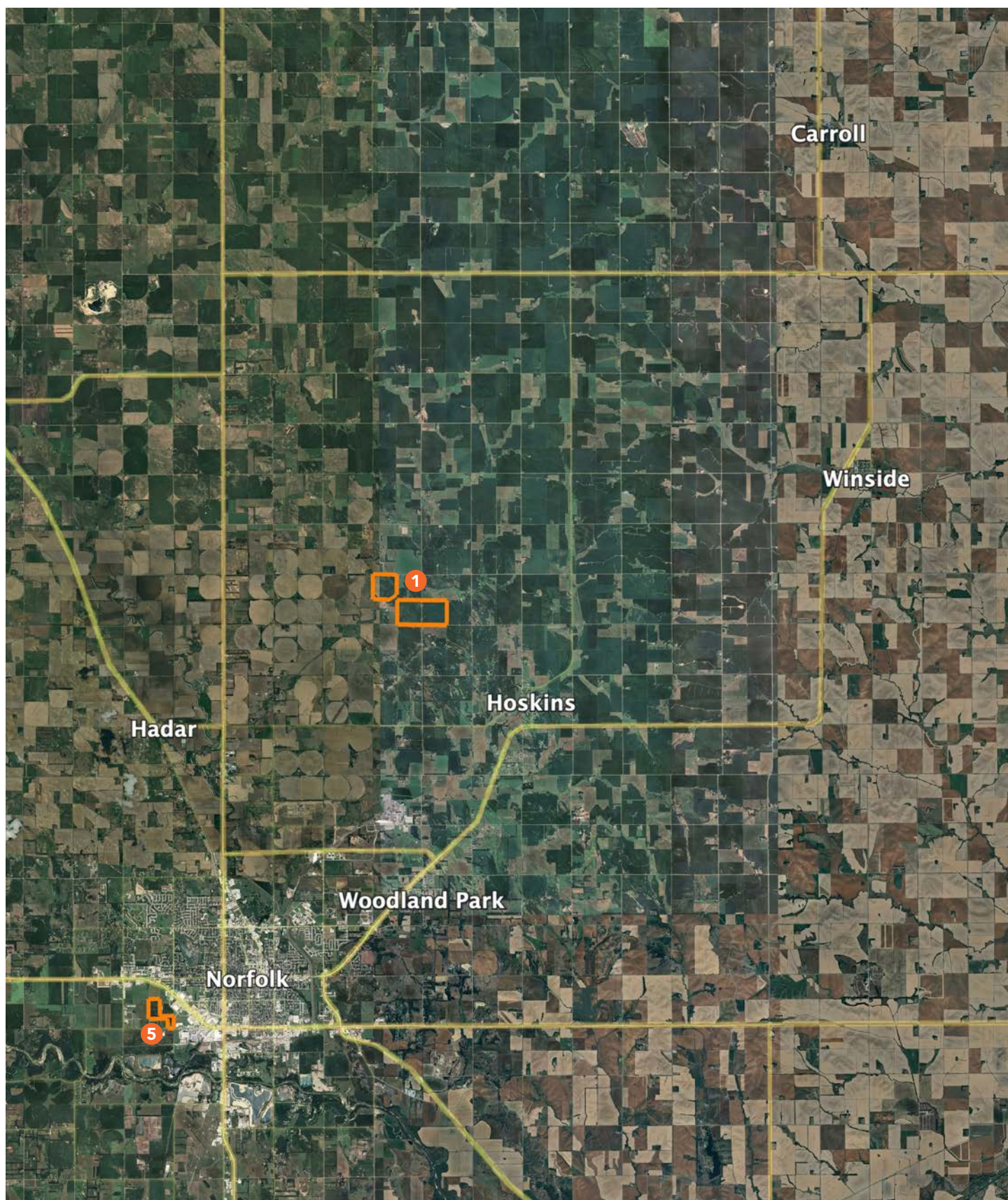
Offering nine combines offerings one through four into a 1,268 +/- acre primarily irrigated cropland package across Wayne and Pierce Counties, creating a large-scale opportunity with proven productivity and operational efficiency.





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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