

MIDWEST LAND GROUP PRESENTS

1,304 TOTAL ACRES

UNRESERVED ONLINE AUCTION

**PIERCE, MADISON, & WAYNE COUNTY
NEBRASKA**



MidwestLandGroup.com

TRACT 1 - NORTH PIERCE 320

Tract 1 consists of 2 Pierce County quarter sections spanning 320 +/- acres. The land consists primarily of sandy loam soil with an NCCPI average of 44. Each tract has its own irrigation pivot ensuring dependable water coverage. The north tract features a 2025 Valley center pivot. The wells are pumping 1,250 GPM with depths of 240' and 140'. There is also a quonset with a cement floor on the property. The pivot power unit is currently owned by the tenant.

The property was previously rented based on 300 leased acres. The seller is retaining 2026 income, with the property being open for 2027.

In order to close the seller's estate, the seller will write a check to the buyer at closing for the estimated 2026 taxes. They will be projected based on the 2025 actuals and the valuation change of 2026. The buyer will then be responsible for paying 2026 taxes when they are due.

Parcel ID Numbers:

PID 700032830

PID 700032858

PID 700032859

Total 2025 Taxes: \$9,884.36



ADDITIONAL PHOTOS



This aerial map displays a proposed subdivision layout. The area is bounded by 857th Rd to the north and 856th Rd to the south. A vertical road, 538 Ave, runs through the center. The subdivision consists of several large, circular lots. Section numbers 3, 2, 15, and 14 are visible. A red line indicates the proposed boundary of the subdivision. The map also shows existing roads like 10-26N-4W and 11-26N-4W, and a small building near the intersection of 538 Ave and 856th Rd.

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Maps Provided By:



maps Provided By:  **surety**[®]
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Boundary Center: 42° 14' 32.28, -97° 45' 43.43

**10-26N-4W
Pierce County
Nebraska**

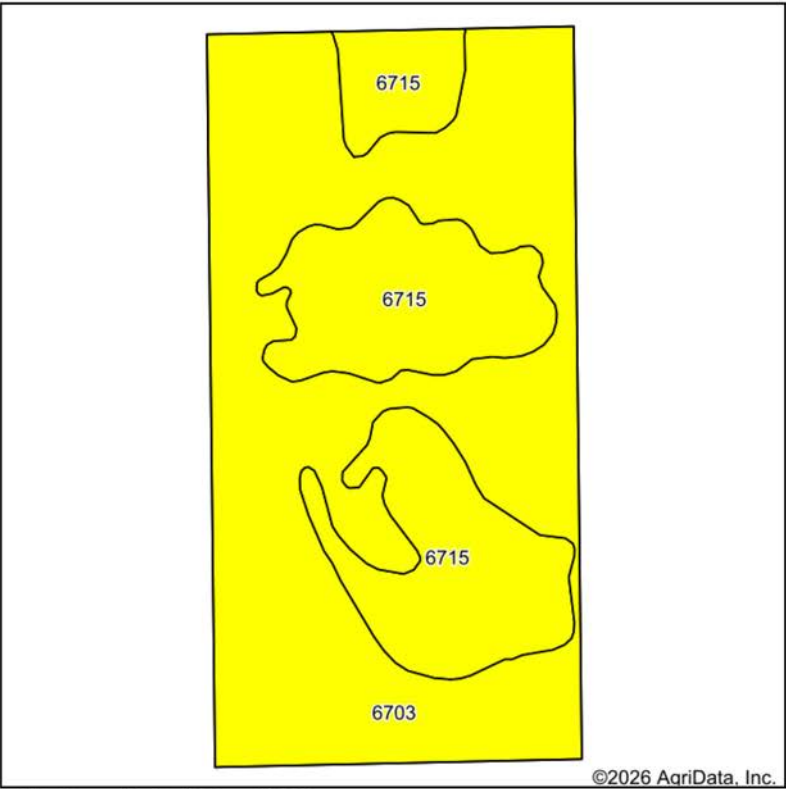
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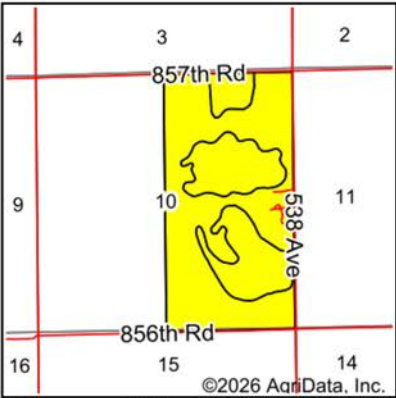
1/1/2026



SOILS MAP - TRACT 1



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**



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

TRACT 2 - SOUTH PIERCE 320

Tract 2 consists of 2 Pierce County quarter sections spanning 320 +/- acres. The land consists primarily of sandy soil with an NCCPI average of 33. Each tract has its own irrigation pivot that is run by a single well on the property. The well is pumping 850 GPM with a pump depth of 359'.

This tract is conveniently located 20 miles southwest of Pierce and 25 miles northwest of Norfolk. The local grain market is strong with easy access to the soybean crushing plant and ethanol facility. The pivot power unit is currently owned by the tenant. The seller is retaining 2026 income, with the property being open for 2027.

In order to close the seller's estate, the seller will write a check to the buyer at closing for the estimated 2026 taxes. They will be projected based on the 2025 actuals and the valuation change of 2026. The buyer will then be responsible for paying 2026 taxes when they are due.

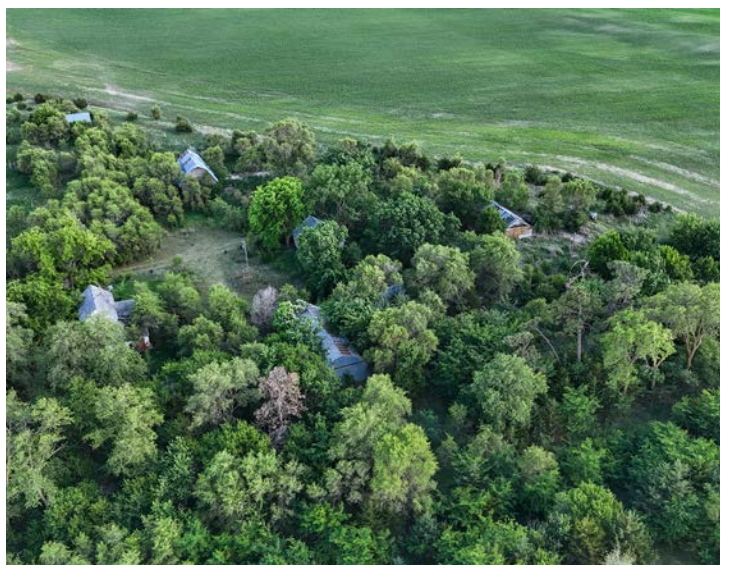
Parcel ID Number:

PID 700034202

Total 2025 Taxes: \$9,646.22



ADDITIONAL PHOTOS



AERIAL MAP - TRACT 2



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

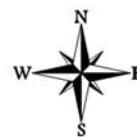
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Map Center: 42° 7' 34.4, -97° 48' 2.15

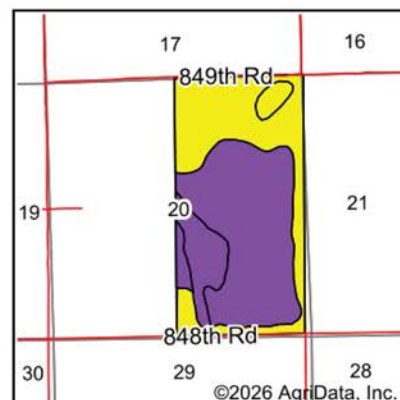
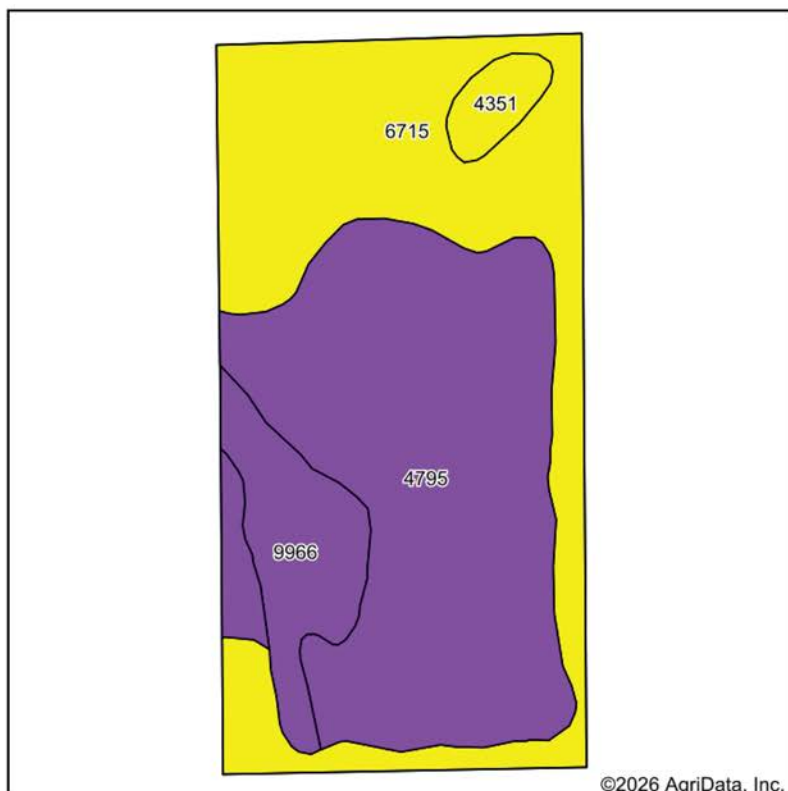
20-25N-4W
Pierce County
Nebraska

0ft 819ft 1638ft



1/1/2026

SOILS MAP - TRACT 2



State: **Nebraska**
 County: **Pierce**
 Location: **20-25N-4W**
 Township: **Mills**
 Acres: **317.97**
 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
4795	Valentine fine sand, rolling, moist	158.31	49.9%		> 6.5ft.	Vle	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.	Vlle	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

TRACT 3 – WAYNE 148.7

Tract 3 consists of a Wayne County irrigated quarter section spanning 148.7 +/- acres. The land consists primarily of silt loam soil and contains an overall NCCPI of 52.7. An irrigation pivot is in place and has been rated at 1,000 GPM with a depth of 180'. The pivot power unit is currently owned by the tenant. The farm also has a 10,000 bushel York grain bin.

The property was previously rented based on 129 leased acres. The seller is retaining 2026 income with the property being open for 2027. Any grain bin and equipment storage on property is sold in "as is" condition.

In order to close the seller's estate, the seller will write a check to the buyer at closing for the estimated 2026 taxes. They will be projected based on the 2025 actuals and the valuation change of 2026. The buyer will then be responsible for paying 2026 taxes when they are due.

Parcel ID Number:
PID 0000085.01

Total 2025 Taxes: \$9,228.82



ADDITIONAL PHOTOS



AERIAL MAP - TRACT 3



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Boundary Center: 42° 8' 43.02, -97° 21' 48.94

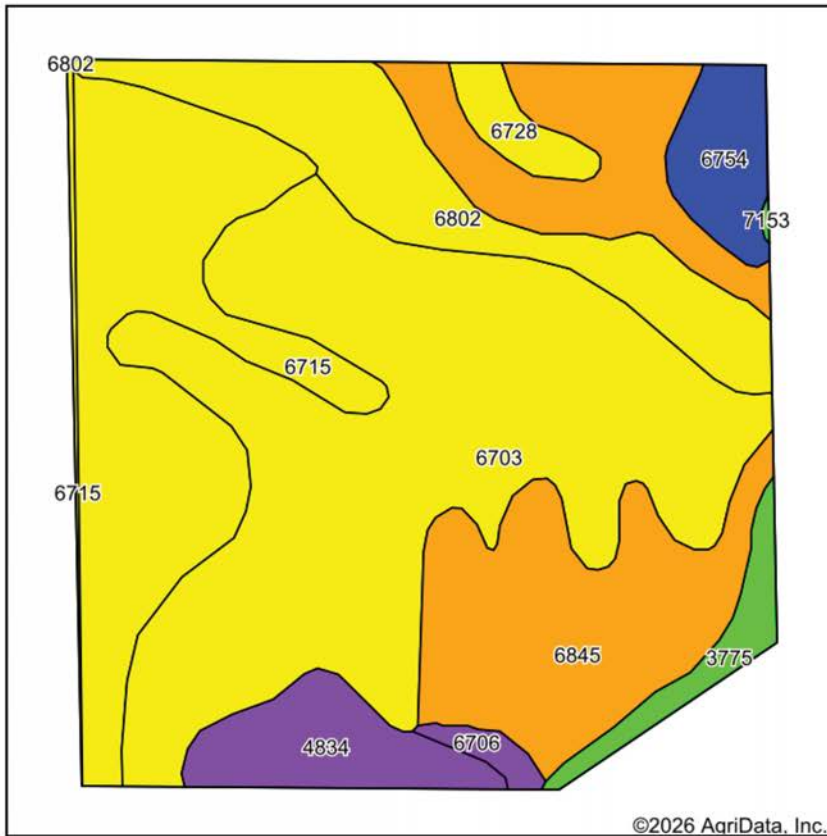
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18-25N-1E
Wayne County
Nebraska

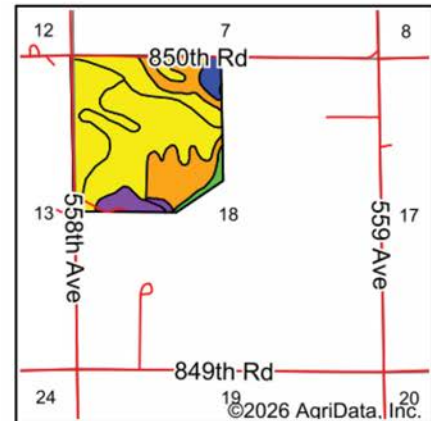


6/17/2026

SOILS MAP - TRACT 3



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Wayne**
 Location: **18-25N-1E**
 Township: **Hoskins**
 Acres: **146.85**
 Date: **6/17/2026**



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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 Soybeans
6703	Thurman loamy fine sand, 2 to 6 percent slopes	55.41	37.8%		> 6.5ft.	IVe	3073	51	51	34
6845	Ortello fine sandy loam, 2 to 6 percent slopes	30.54	20.8%		> 6.5ft.	IIIe	3020	63	63	53
6715	Thurman-Valentine complex, undulating	26.94	18.3%		> 6.5ft.	IVe	2970	33	31	25
6802	Leisy fine sandy loam, 6 to 11 percent slopes	14.91	10.2%		> 6.5ft.	IVe	4240	82	82	70
4834	Valentine loamy fine sand, rolling	6.77	4.6%		> 6.5ft.	VIe	2600	26	26	22
6754	Nora silt loam, 2 to 6 percent slopes, eroded	4.69	3.2%		> 6.5ft.	IIe	3200	68	62	68
3775	Muir silt loam, 0 to 2 percent slopes, rarely flooded	3.22	2.2%		> 6.5ft.	Iw	4034	88	88	83
6728	Thurman fine sandy loam, 6 to 11 percent slopes	2.44	1.7%		> 6.5ft.	IVe	3257	49	48	35
6706	Thurman loamy fine sand, 6 to 11 percent slopes	1.08	0.7%		> 6.5ft.	VIe	3025	48	48	31
6715	Thurman-Valentine complex,	0.78	0.5%		> 6.5ft.	IVe	2970	33	31	25

TRACT 4 – PIERCE 148.25

Tract 4 consists of a Pierce County irrigated quarter section spanning 148.25 +/- acres. The land consists primarily of loamy sand and contains an overall NCCPI of 53.7. The north boundary of the property borders hardtop frontage providing ideal access.

An irrigation pivot is in place and has been rated at 800 GPM with a depth of 118'. The pivot power unit is currently owned by the tenant.

Electric pivot conversion is easily accessible with three-phase power running along the property boundary. A 35,000 bushel grain bin and a 384 square foot metal building are also located in the southwest corner.

The property was previously rented based on 145.6 leased acres. The seller is retaining 2026 income with the property being open for 2027. Any grain bin and equipment storage on property is sold in "as is" condition.

In order to close the seller's estate, the seller will write a check to the buyer at closing for the estimated 2026 taxes. They will be projected based on the 2025 actuals and the valuation change of 2026. The buyer will then be responsible for paying 2026 taxes when they are due.

Parcel ID Number:

PID 700032214

Total 2025 Taxes: \$6,846.42



ADDITIONAL PHOTOS



AERIAL MAP - TRACT 4



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Map Center: 42° 12' 9.47, -97° 42' 47.59

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Maps Provided By:



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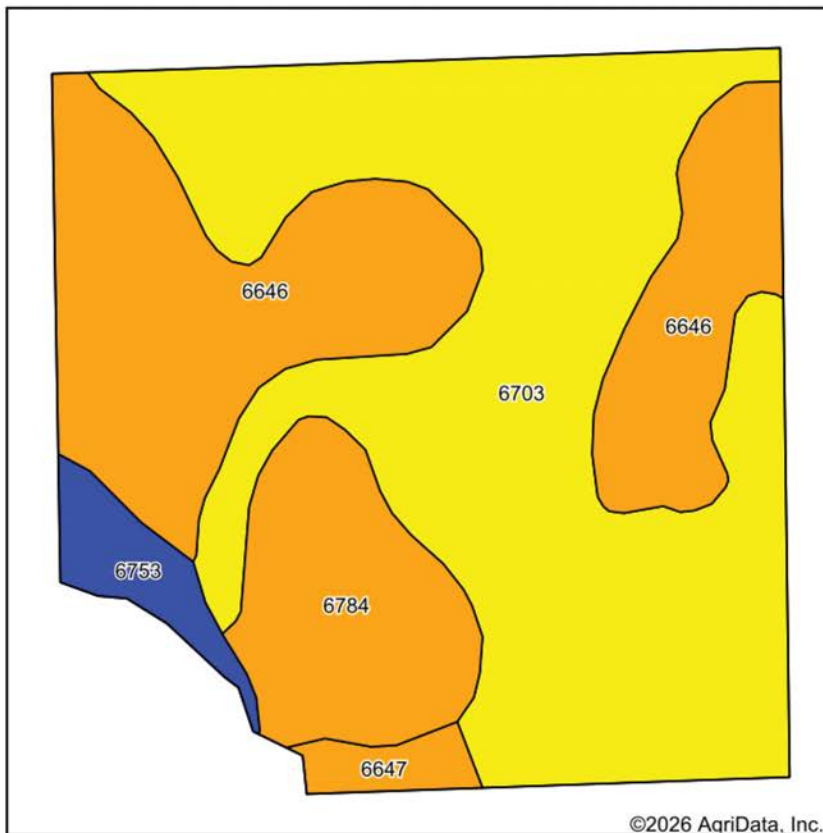
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30-26N-3W
Pierce County
Nebraska

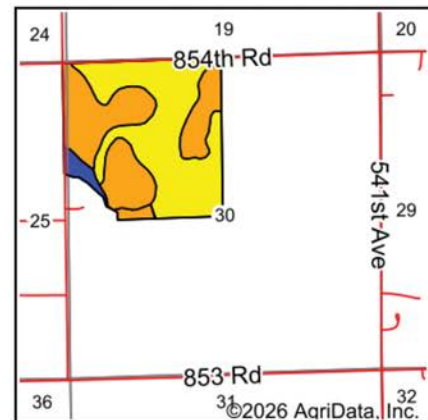


2/23/2026

SOILS MAP - TRACT 4



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Pierce**
 Location: **30-26N-3W**
 Township: **Clover Valley**
 Acres: **148.74**
 Date: **2/23/2026**



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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 Soybeans
6703	Thurman loamy fine sand, 2 to 6 percent slopes	79.57	53.5%		> 6.5ft.	IVe	3073	51	51	34
6646	Boelus-Loretto complex, 0 to 2 percent slopes	44.21	29.7%		> 6.5ft.	IIle	3311	56	48	51
6784	Nora-Thurman complex, 6 to 11 percent slopes	17.37	11.7%		> 6.5ft.	IIle	3465	54	47	48
6753	Nora silt loam, 2 to 6 percent slopes	4.91	3.3%		> 6.5ft.	Ile	3215	75	65	75
6647	Boelus-Loretto complex, 2 to 6 percent slopes	2.68	1.8%		> 6.5ft.	IIle	3300	56	47	49
Weighted Average						3.50	3198.3	*n 53.7	*n 50	*n 42.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 5 – PIERCE 160

Tract 5 consists of a Pierce County irrigated quarter section spanning 160 acres. The land consists primarily of sandy and silt loam soils with an overall NCCPI of 66.

An irrigation pivot is in place and has been rated at 800 GPM with a depth of 118'. The pivot power unit is currently owned by the tenant.

The property was previously rented based on 150 leased acres. The seller is retaining 2026 income with the property being open for 2027.

In order to close the seller's estate, the seller will write a check to the buyer at closing for the estimated 2026 taxes. They will be projected based on the 2025 actuals and the valuation change of 2026. The buyer will then be responsible for paying 2026 taxes when they are due.

Parcel ID Number:

PID 700029029

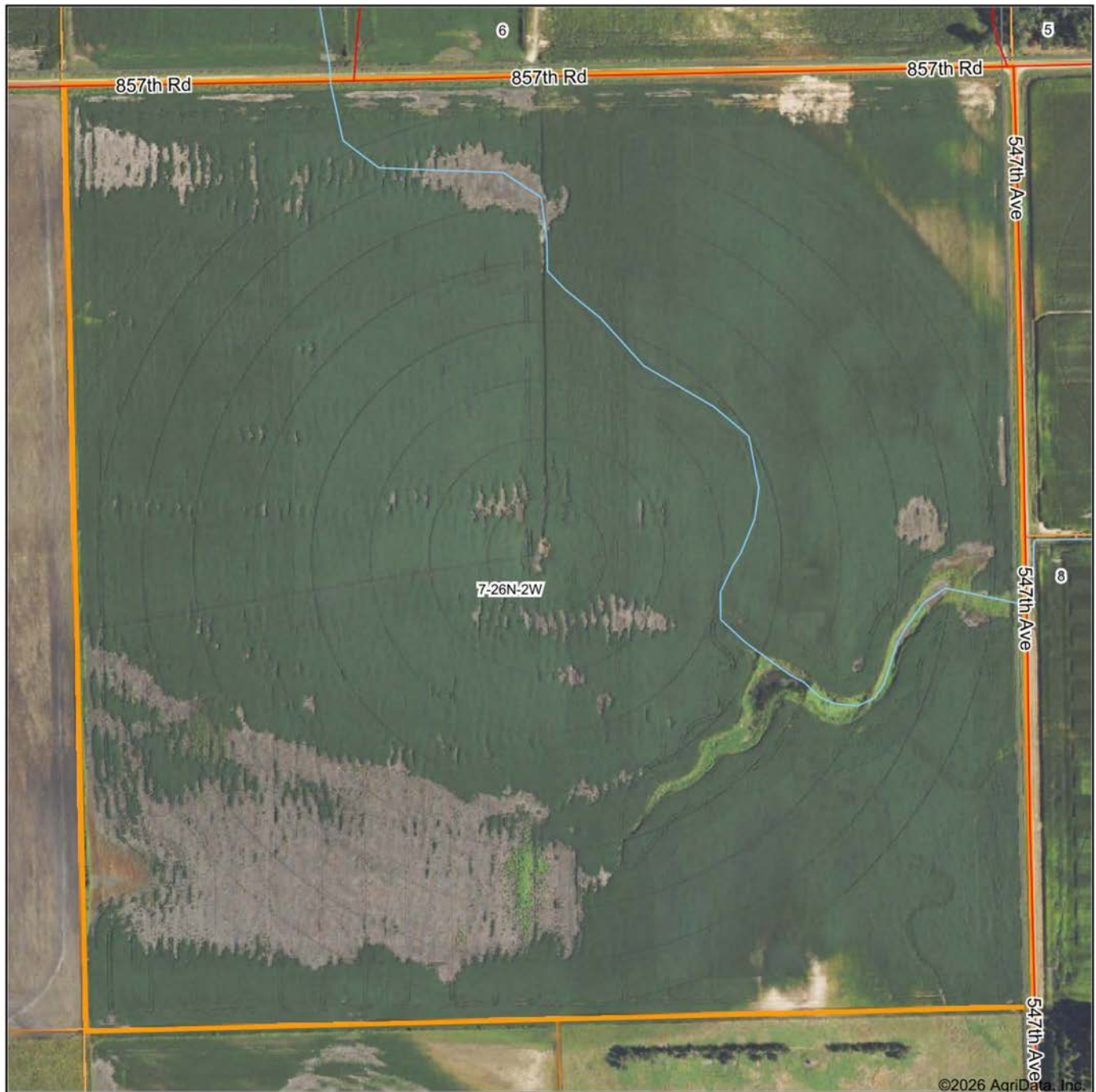
Total 2025 Taxes: \$7,804.56



ADDITIONAL PHOTOS



AERIAL MAP - TRACT 5



Maps Provided By:



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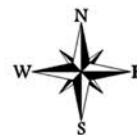
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Map Center: 42° 14' 46.27, -97° 35' 13.89

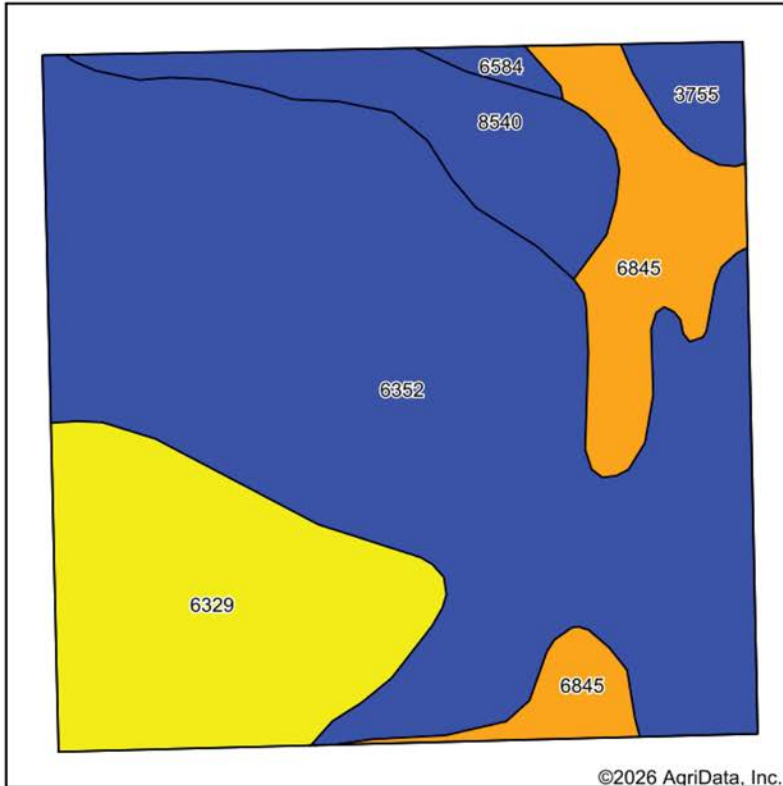
7-26N-2W
Pierce County
Nebraska

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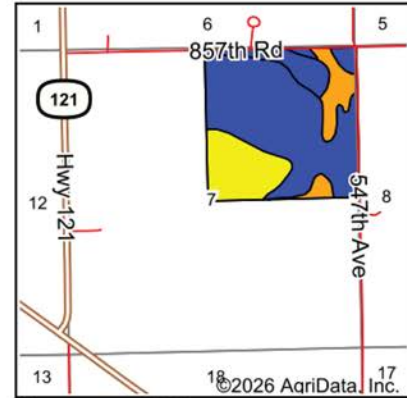


1/1/2026

SOILS MAP - TRACT 5



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.	IIw	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.	IIIe	3020	63	63	55	53	
8540	Ovina fine sandy loam, rarely flooded	13.08	8.2%		> 6.5ft.	IIw	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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 6 - MADISON 96.45 COMMERCIAL

Tract 6 consists of 96.45 Madison County acres with future commercial opportunity. The property is located just off Highway 275.

There are currently 77 acres of row crop and 12 acres of pasture/acreage. The property is a blank canvas for commercial and industrial developments. You will be hard-pressed to find a tract of this size in the quickly expanding area.

There is hardtop frontage on the east boundary off S 225th Street and on the south boundary off W Omaha Avenue.

The 864 square foot residence and existing outbuildings are sold "as is" with the property. Personal property or equipment currently on the property belongs to the seller and will be removed before closing.

In order to close the seller's estate, the seller will write a check to the buyer at closing for the estimated 2026 taxes. They will be projected based on the 2025 actuals and the valuation change of 2026. The buyer will then be responsible for paying 2026 taxes when they are due.

Madison County Parcel ID Numbers:

PID 590169327

PID 590169300

PID 590169319

2025 Total Taxes: \$4,890.22



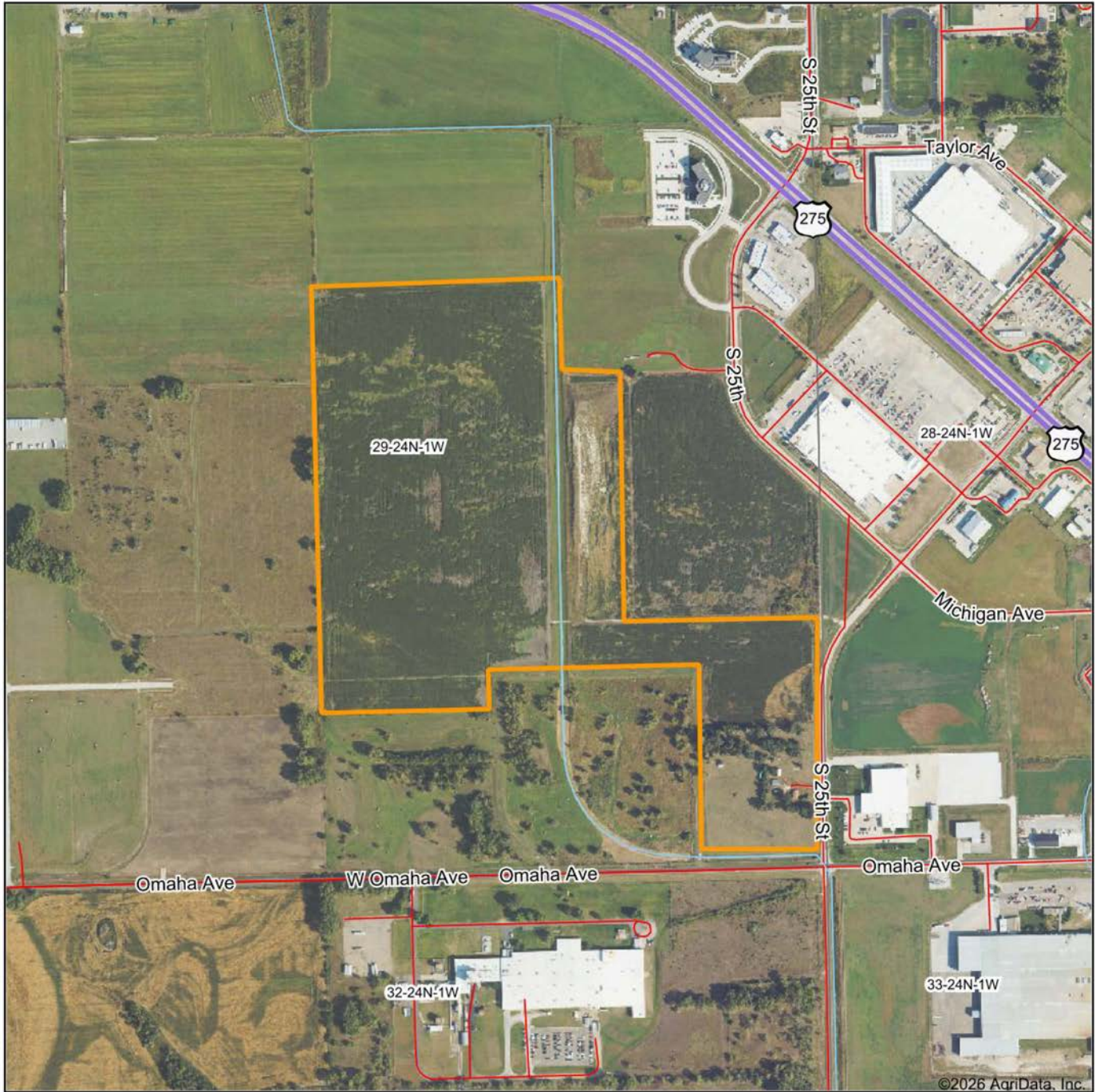
HOMESTEAD



ADDITIONAL PHOTOS



AERIAL MAP - TRACT 6



Maps Provided By:



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Boundary Center: 42° 1' 20.91, -97° 27' 3.47

29-24N-1W
Madison County
Nebraska

0ft 828ft 1655ft



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

TRACT 7 - PIERCE 112

This Pierce County, Nebraska offering contains 112 acres with hardtop road frontage on the West boundary. Willow Creek runs through the property, making this combination farm an excellent option for both agricultural and cattle producers. Currently, there are approximately 62 +/- dryland acres and 47 +/- acres of pasture. The tillable acres carry an NCCPI of 46, with the soil consisting primarily of silt and sandy loam.

This hardtop and combination tract is conveniently located 14 miles straight west of Pierce. The local grain market is strong with easy access to the soybean crushing plant and ethanol facility.

The 2027 leases are open with the option to continue with long-term tenants, making this an excellent opportunity for both operators and investors.

Parcel ID Numbers:

700033285

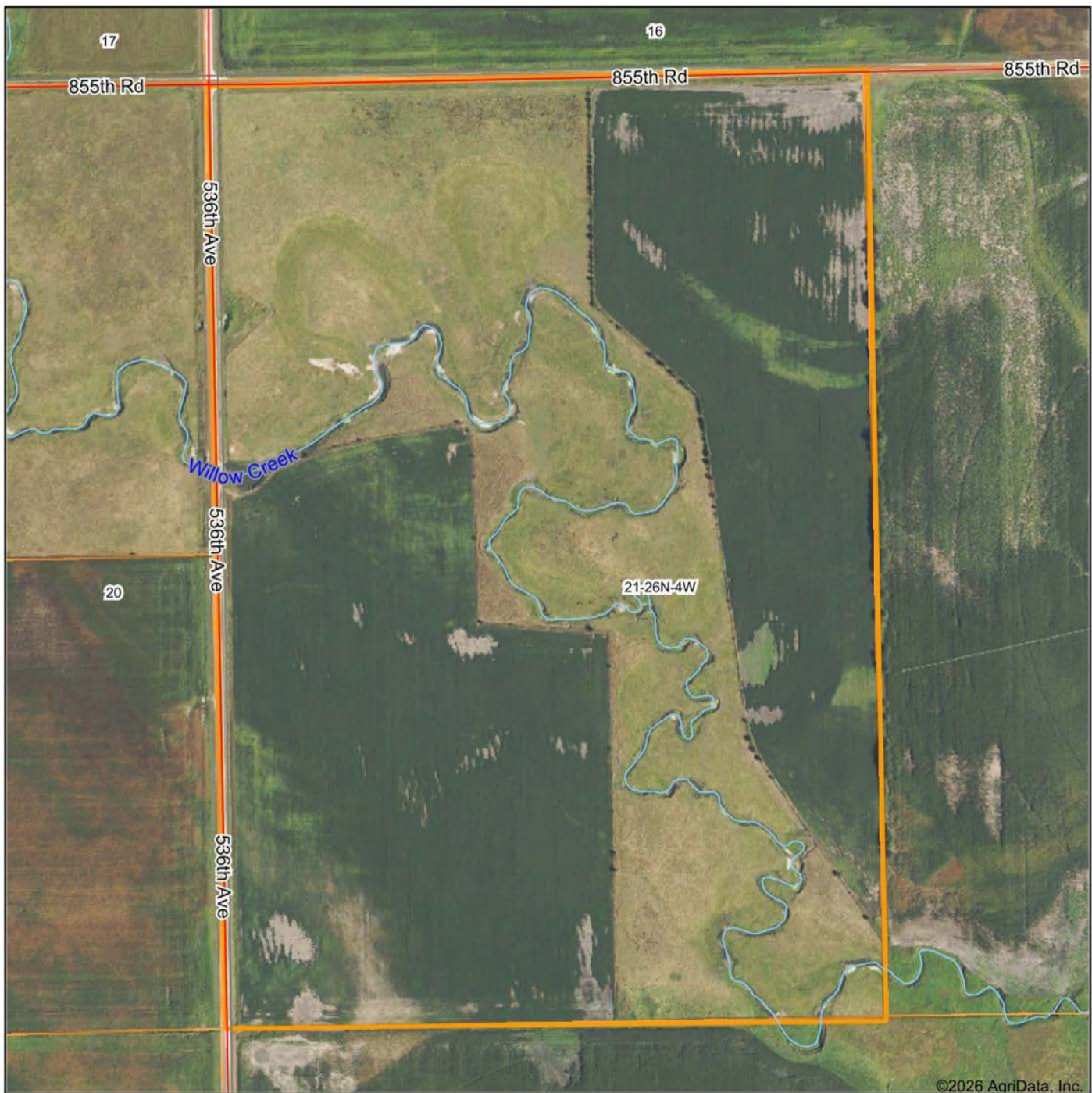
Total 2025 taxes: \$2,543.22



ADDITIONAL PHOTOS



AERIAL MAP - TRACT 7



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Map Center: 42° 13' 0.43, -97° 47' 33.77

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Maps Provided By:



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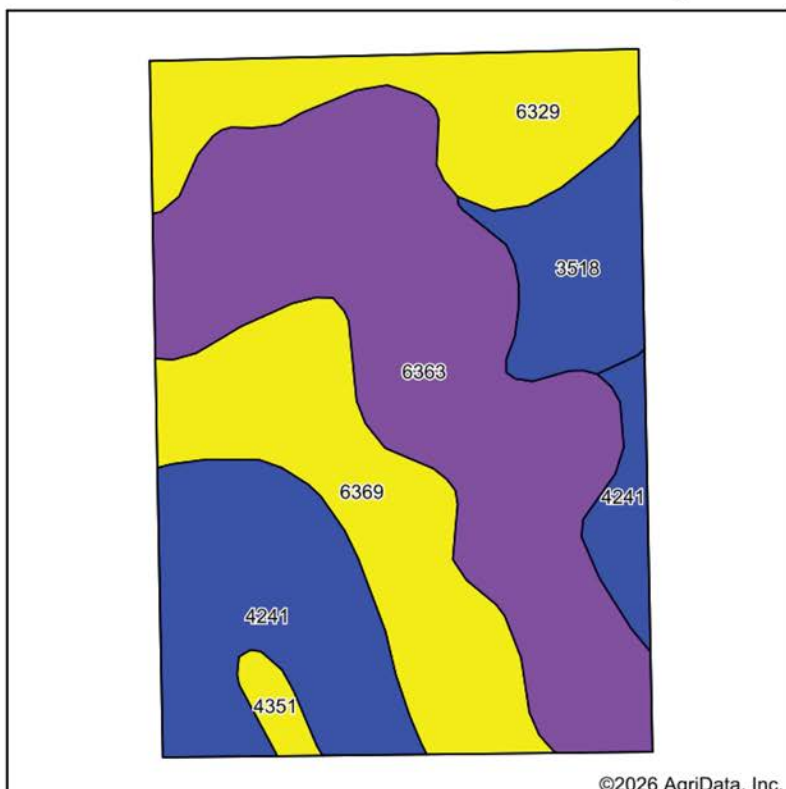
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21-26N-4W
Pierce County
Nebraska

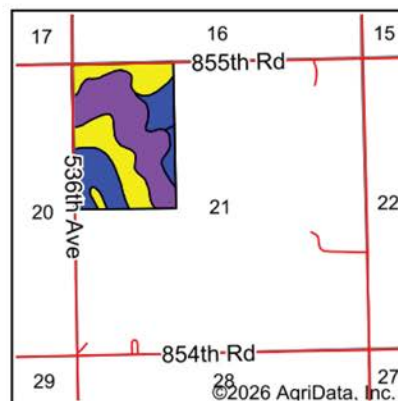


1/1/2026

SOILS MAP - TRACT 7



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:

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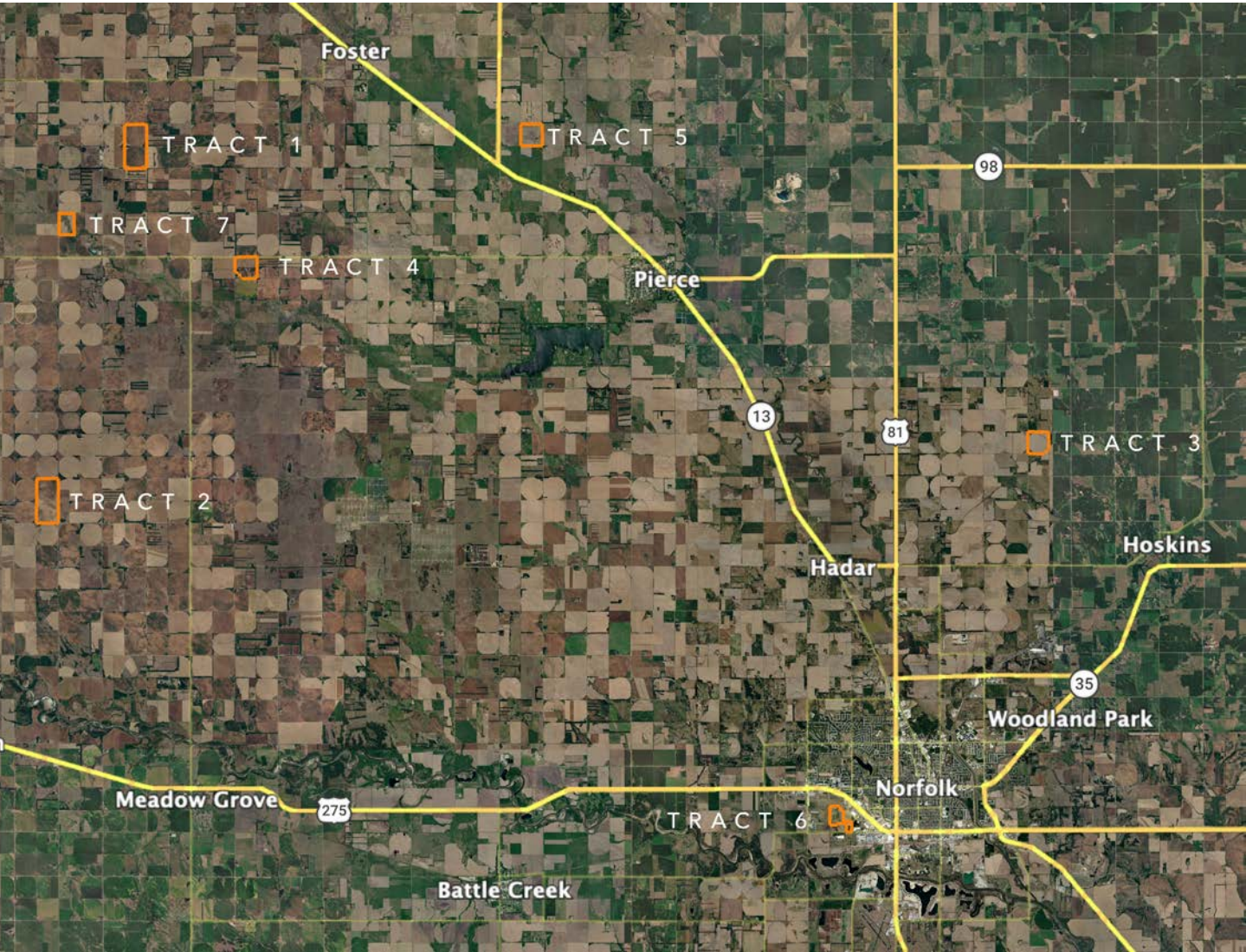
Area Symbol: NE139, Soil Area Version: 24

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
6363	Obert silt loam, 0 to 2 percent slopes, frequently ponded	43.32	38.9%		> 6.5ft.	VIw	5375	39	19	37	16
4241	Ord fine sandy loam, occasionally flooded	22.13	19.9%		> 6.5ft.	IIw	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.	IIw	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

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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