



**80.0 ±ACRES
POLK COUNTY, NE**

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EDGEWATER

Insurance + Real Estate

Derek Vrtiska

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201 Sun Valley Blvd, Suite 2
Lincoln, NE 68528

80.0± Acres

\$880,000.00

PROPERTY OVERVIEW

A C R E S :

TOTAL: 80.0± Acres

P R I C E : \$880,000.00

**L E G A L
D E S C R I P T I O N :**

The South Half of the Northwest Quarter of Section 36, Township 14 North, Range 2 West of the 6th P.M., Polk County, NE containing 80.0 ± acres.

**2023 REAL
E S T A T E T A X E S :**

\$3,629.96

P O S S E S S I O N :

Immediate

S O I L S :

Farm consists of Muir Silt Loam soil with slopes ranging from 0-3% and Hastings Silt Loam soils with slopes ranging from 0-11%

L O C A T I O N :

Property is located Southeast of Osceola, Nebraska or Northeast of Stromsburg, NE. For directions to the property please contact (402)-852-6208.

D E S C R I P T I O N :

Here is an 80 acre pivot irrigated farm located in a productive area of Polk County, NE. This farm is almost all tillable with approximately 79± tillable acres. The buyer will have possession for the 2026 crop season.

AERIAL MAP

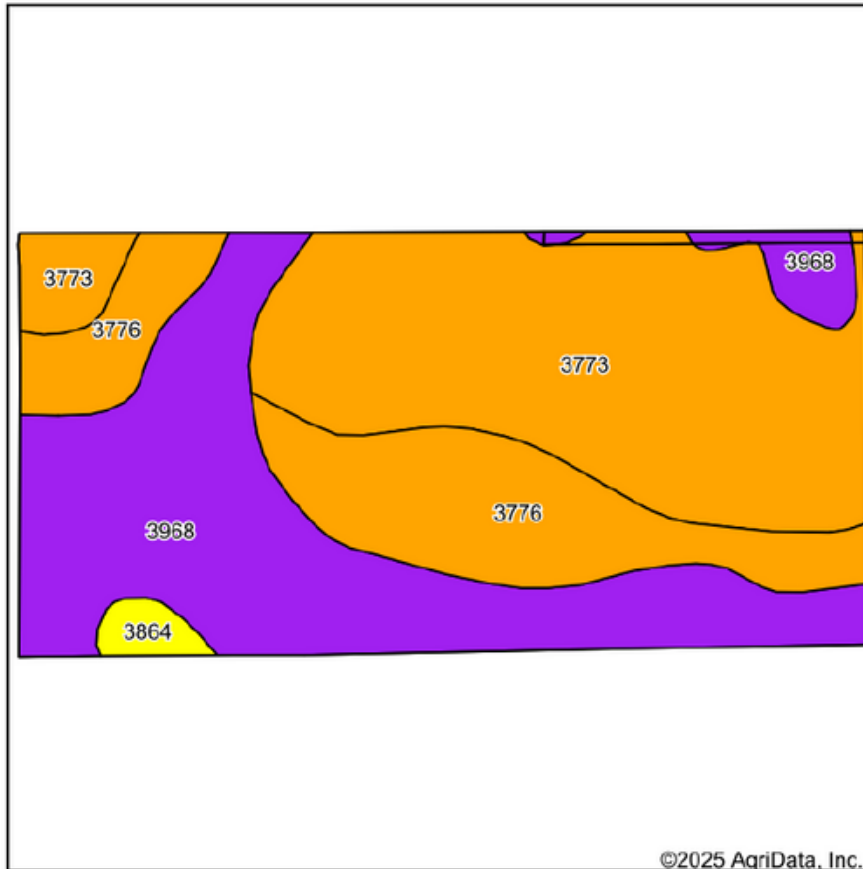


80.0 ± Acres Polk County, NE

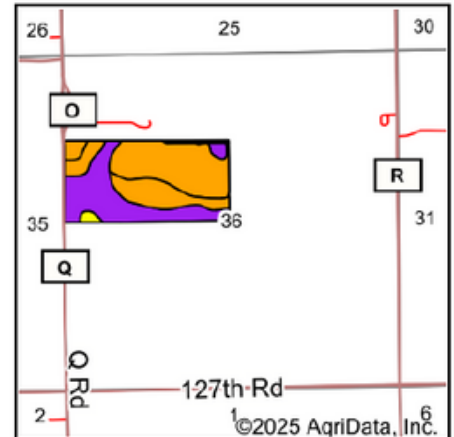
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SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: Nebraska
County: Polk
Location: 36-14N-2W
Township: South Canada
Acres: 76.5
Date: 8/3/2025

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE143, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Overall
3773	Muir silt loam, 0 to 1 percent slopes	31.24	40.8%		Iw	Iw	79	80
3968	Hastings soils, 7 to 11 percent slopes, severely eroded	27.98	36.6%		IVe	IVe	65	53
3776	Muir silt loam, 1 to 3 percent slopes	16.19	21.2%		Ile	Ile	73	79
3864	Hastings silt loam, 0 to 1 percent slopes	1.09	1.4%		Iw	Iw	74	68
Weighted Average					2.31	2.31	72.5	*n 69.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

PROPERTY IMAGES



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