

**150.61 ACRES HIGH-QUALITY WEBSTER COUNTY, NEBRASKA
FARMLAND & PASTURE**

FOR SALE

\$3,500/ Acre

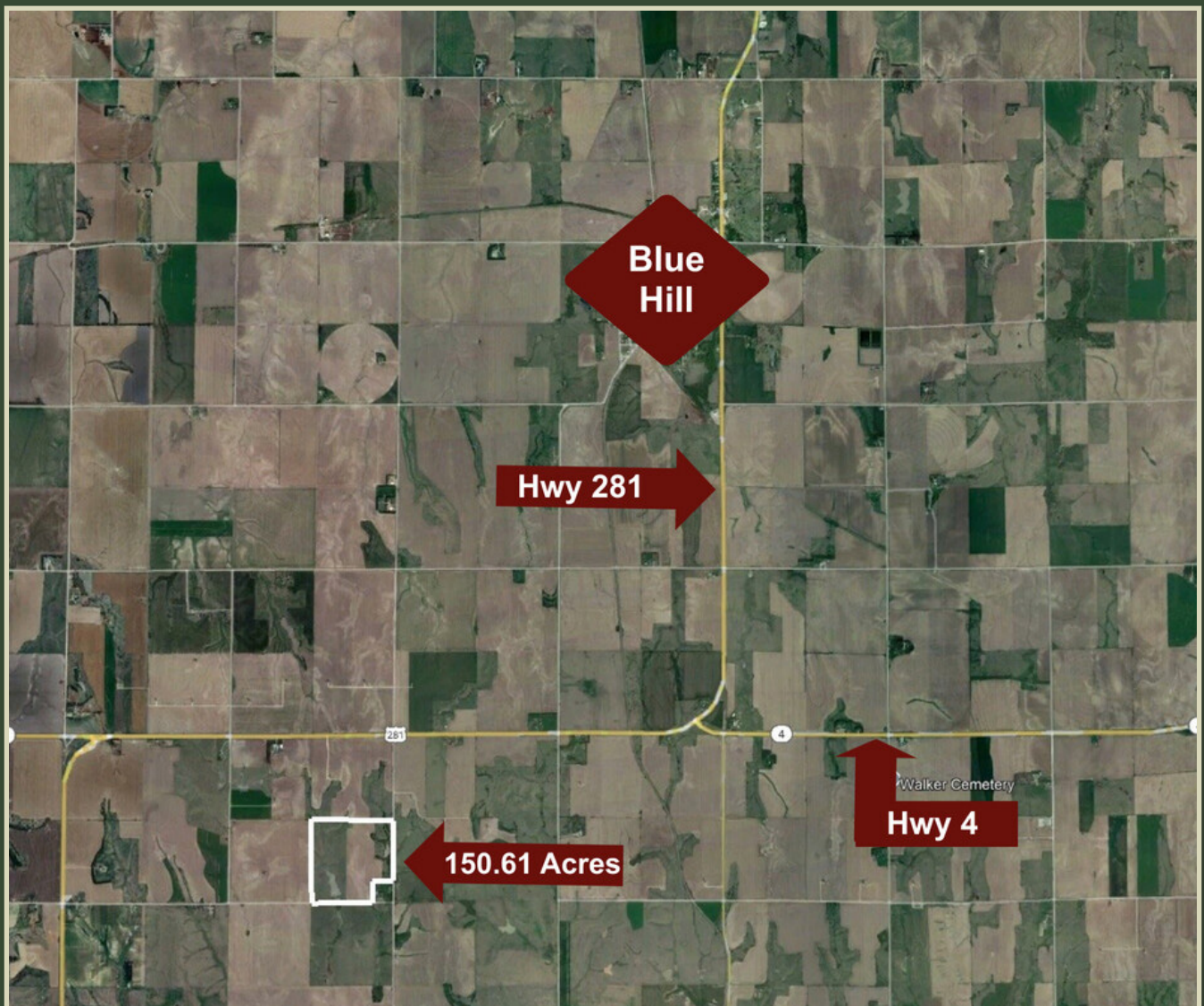


Listing Agent:
TRAVIS AUGUSTIN
402-469-0219

LOCATION Map

Located just minutes from Blue Hill, Nebraska, this 150.61 acre property offers a combination of productive non-irrigated cropland and exceptional pasture. With nearly 57 acres of quality farmland and the balance in strong, well-fenced pasture featuring natural water sources (dams/ponds), this is the ideal setup for the diversified operator.

Whether you're a row-crop farmer looking to expand acres, a livestock producer seeking dependable grazing ground, or an investor wanting income-producing ag land with long-term upside—this property checks all the boxes.



Highlights:

- 56.86± Acres Non-Irrigated Cropland
- Tremendous Soil Productivity
- Very Good Perimeter Fencing
- Natural Water via Dams/Ponds
- Strong Base Acres & FSA Program Eligibility
- Convenient Location Off Hwy 4 Near Blue Hill



Don't miss this opportunity to own a well-balanced farm in a strong agricultural area.

LOCATION: From the intersection of Hwy 281 & Hwy 4 (southwest of Blue Hill) 2 miles east on Hwy 4 to Road 1400 then ½ mile south to the northeast corner of the farm.

LEGAL DESCRIPTION: SE ¼ except 10 acre tract in Section 30-T4N-R10W Webster County, Nebraska 150.61 acres +/-.

FSA INFORMATION:

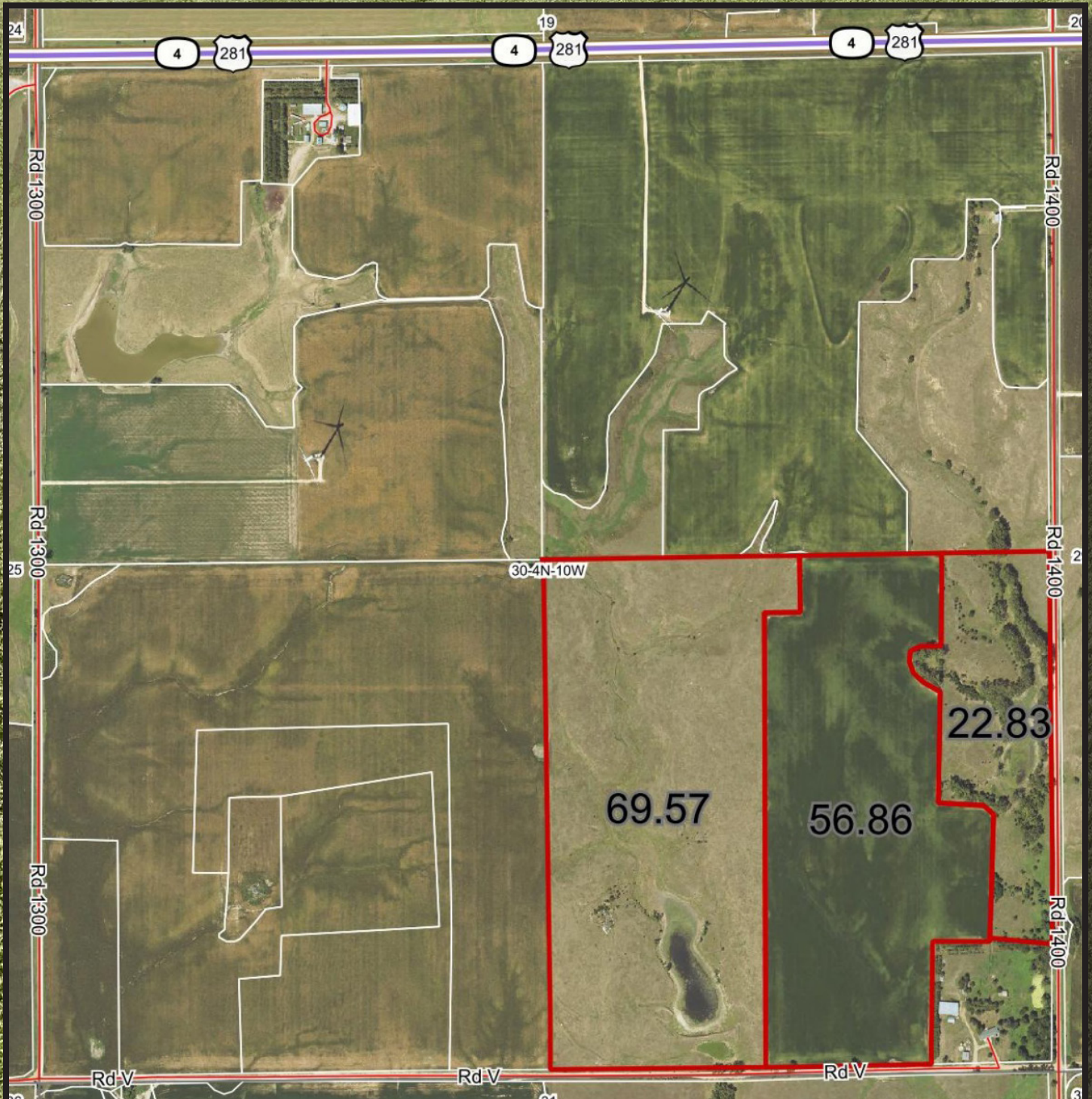
Farmland	158.21
Cropland	56.86
Wheat Base	14.53
Corn Base	24.91
Soybeans Base	14.54
Total Base Acres	53.98

TAXES: \$2,399.22 (2024)

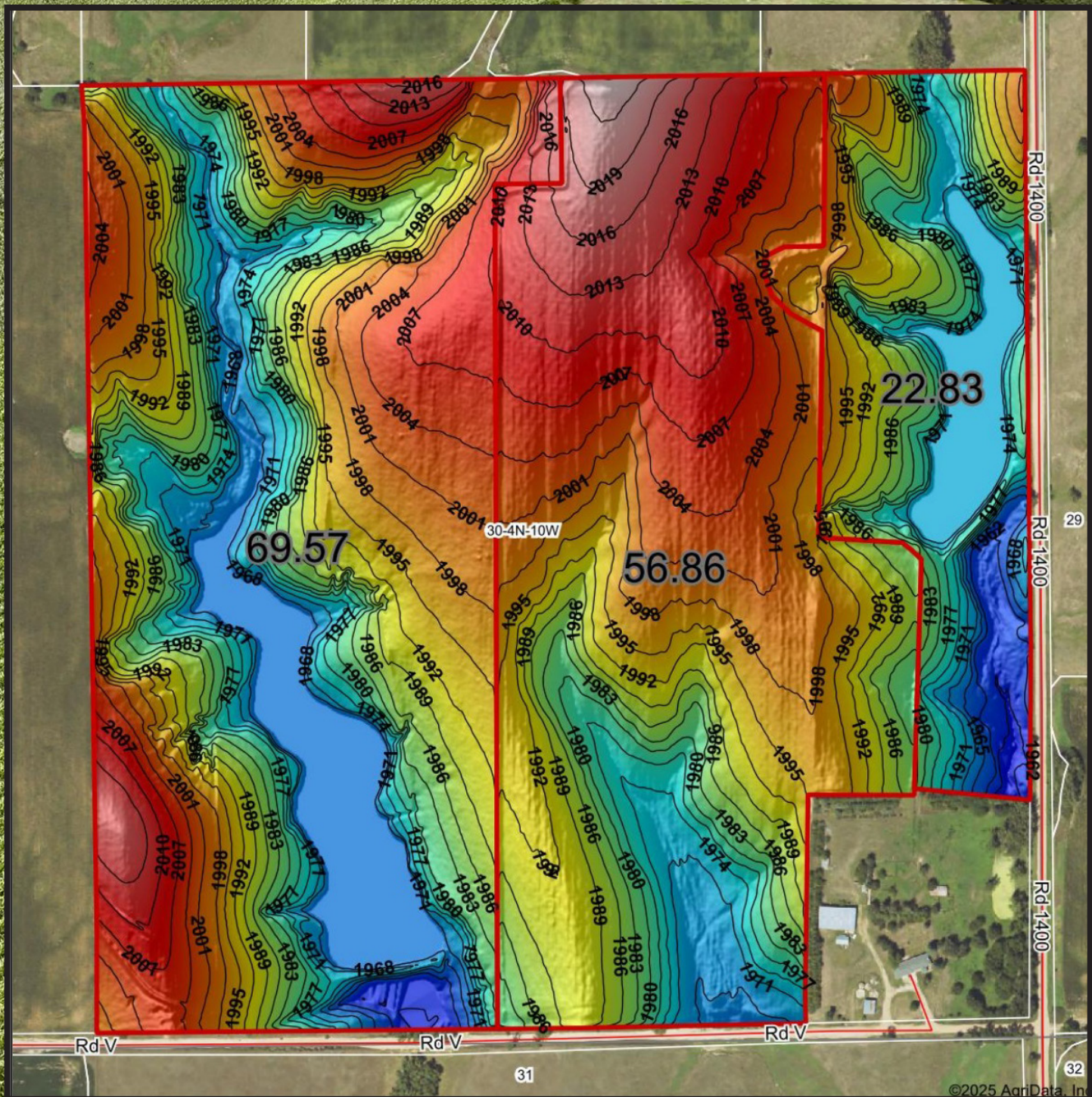
SELLERS: ROBERT & BRENDA PIEL



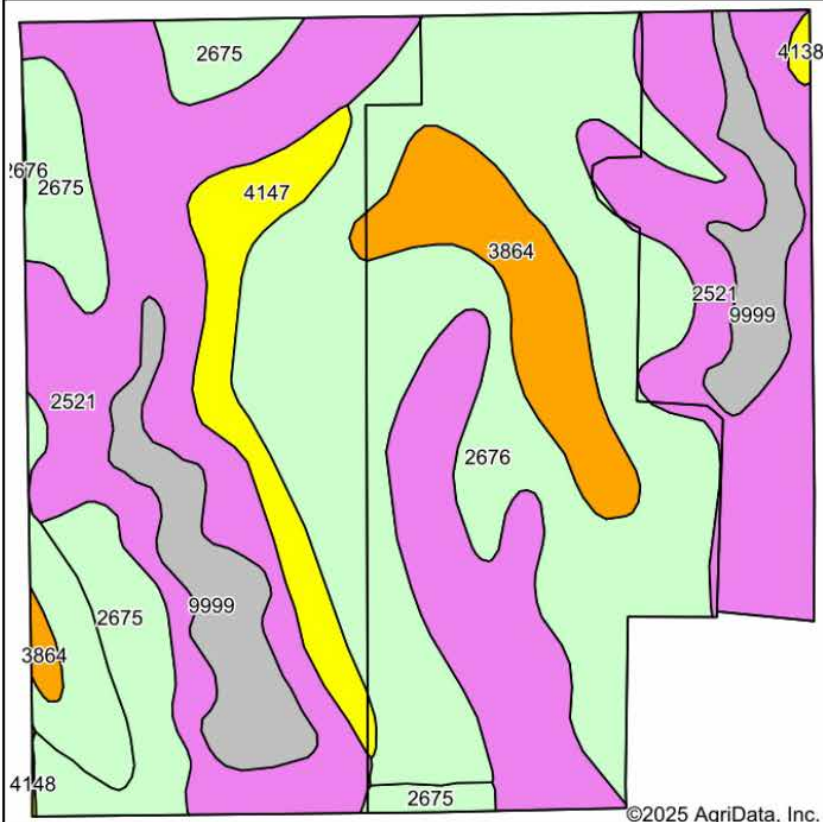
AERIAL MAP



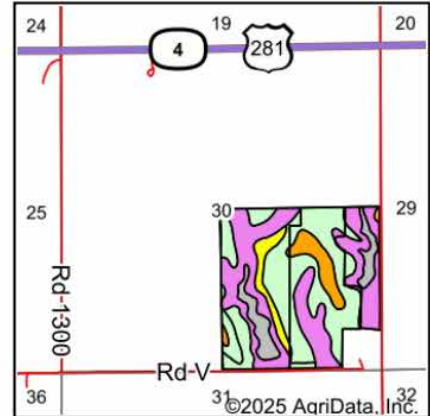
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Webster**
 Location: **30-4N-10W**
 Township: **Potsdam**
 Acres: **149.26**
 Date: **8/6/2025**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE181, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	55.65	37.2%			Vle	38	56
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	52.17	35.0%			IIle	IIle	68
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	12.96	8.7%			IIle	IIle	75
9999	Water	11.60	7.8%				0	
3864	Hastings silt loam, 0 to 1 percent slopes	9.26	6.2%			Iw	Iw	68
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	7.32	4.9%			IIle	IIle	70
4138	Holdrege silt loam, 7 to 11 percent slopes	0.30	0.2%			IVe	IVe	76
Weighted Average					*-	*-	22.4	*n 58.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

CERTIFICATION MAP

24-4-11W 19-4-10W 20-4-10W

25-4-11W 30-4-10W 28-4-10W

crop:

Grass

CROSS EXP 2083

N1 NAG 92

CRP

11 66.60

10 2.97

15 0.66

13 15.80

14 6.56

9 8.96

3 56.86 HEL

T 5738

4-19-25

4-19-25

0 210 420 840

36-4-11W 31-4-10W

FSA DATA

Tract Number : 5738
Description : SE4 30-4-10
FSA Physical Location : NEBRASKA/WEBSTER
ANSI Physical Location : NEBRASKA/WEBSTER
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROBERT A PIEL, BRENDA L PIEL
Other Producers :
Recon ID : 31-181-2020-23

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.21	56.86	56.86	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	56.86	0.00	0.00	82.20	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	14.53	0.00	42
Corn	24.91	0.00	109
Soybeans	14.54	0.00	36

TOTAL
53.98
0.00

NOTES

CRP CONTRACT

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 31 181		Page 1 of 2 2. SIGN-UP NUMBER 205		
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11458		4. ACRES FOR ENROLLMENT 82.20		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WEBSTER COUNTY FARM SERVICE AGENCY 20 N. WEBSTER ST. RED CLOUD, NE 68970 2646				6. TRACT NUMBER 5738		7. CONTRACT PERIOD FROM (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2023 09-30-2033		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (402) 746 2204				8. SIGNUP TYPE: Grasslands		T.A.		
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.								
9A. Rental Rate Per Acre		\$ 32.00		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment		\$ 2,630.00		A. Tract No	B. Field No	C. Practice No	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment		\$ 2,630		5738	0011	CP88	66.60	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)				5738	0013	CP88	15.60	\$ 0.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)			
		50.00 %			09-18-23			
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By) e-Signed by: For, if applicable: On 09-18-23	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)			
		50.00 %			09-18-23			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BENEFIT L. FIEB 514 E. 20th St BLUE HILL, NE 68933 3334		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)			
		0.00 %			09-18-23			
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)			
		[Signature]			09/26/23			
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Conservation Act of 1980 (16 U.S.C. 3831 et seq.), the Agricultural Conservation Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.								



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