LAND FOR SALE

THURSTON COUNTY, NEBRASKA | 37.77 ACRES

Complete details at: **www.KILOTERRA.com**

JOSH ANDERSON, *Land Specialist, Licensed in NE*

KILOTERRA
FARMLAND & HUNTING PROPERTIES

Located approximately 2.5 miles east of Pender, this 37.77± assessed-acre tract offers productive dryland soils, nearly all cropland and frontage along Highway 94 and 20 Road.

Land ID mapping estimates 37.58± acres of dry cropland with an average mapped NCCPI of 67.61. Its manageable size makes it a practical addition for neighboring landowners and area operators, or an opportunity for buyers seeking a smaller agricultural investment.



LOCATION & ACCESS:

The property is located approximately 2.5 miles east of Pender, Nebraska, with frontage along Highway 94 and 20 Road. Its proximity to town and frontage along both roads provide a convenient location for area operators and landowners.

PROPROPERTY HIGHLIGHTS:

- 37.77± assessed acres
- 37.58± estimated dry cropland acres
- Average mapped NCCPI of 67.61
- Predominantly Moody and Alcester silty clay loam soils
- Frontage along Highway 94 and 20 Road
- Approximately 2.5 miles east of Pender
- Owner reports open possession for the 2027 crop year
- Pender School District
- 2025 real estate taxes of $1,822.90
- Offered at $425,000

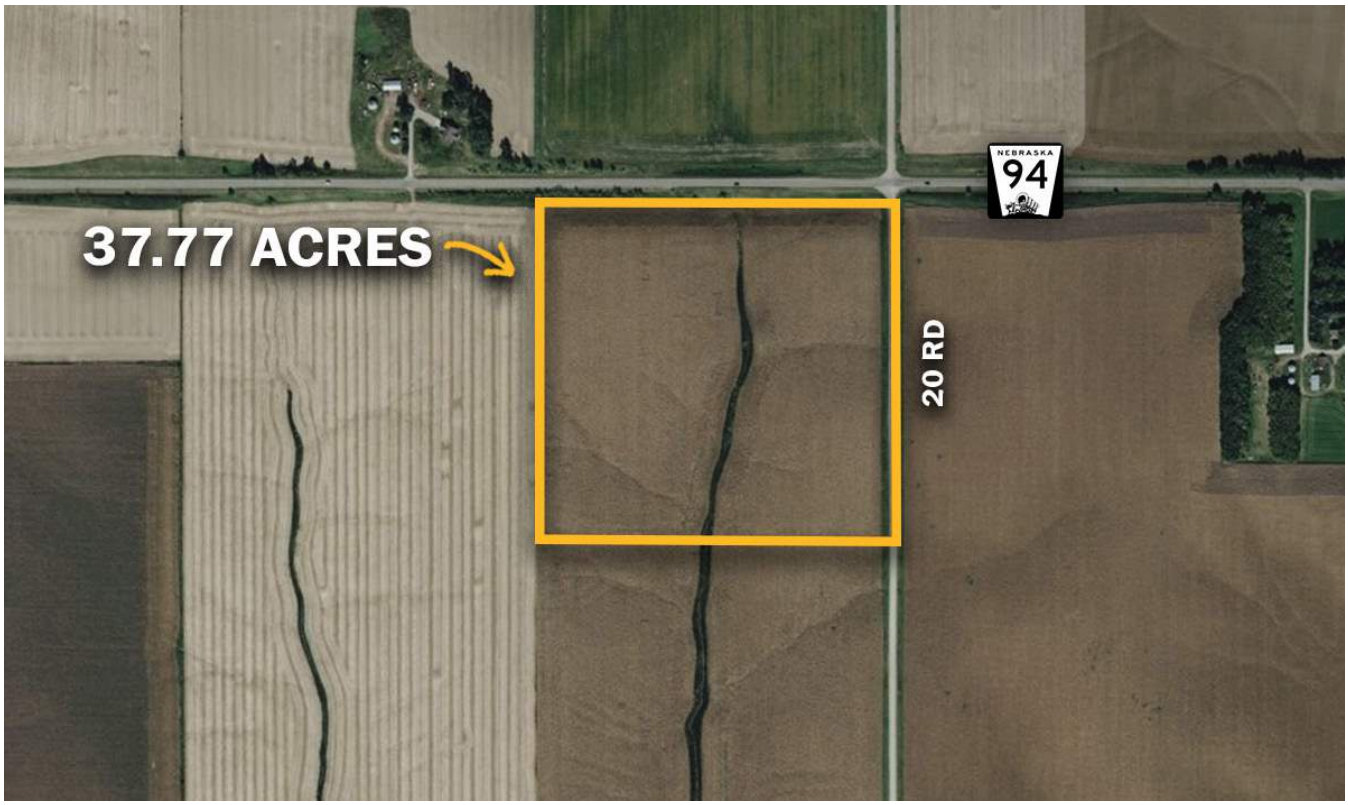
DIRECTIONS:

From Pender, NE go east on highway 94 for 2.75 miles and turn south onto Road 20.

THURSTON COUNTY, NE

37.77 ACRES | PROPERTY LOCATION





THURSTON COUNTY, NE

37.77 ACRES | SOIL MAP

DRY CROPLAND & SOILS:

Moody silty clay loam with 6–11% slopes accounts for approximately 56% of the mapped soils, while Alcester silty clay loam with 2–6% slopes makes up another 29%. Together, these two soil types comprise approximately 85% of the mapped property. The tract carries an average mapped NCCPI of 67.61.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	21.46	56.68	0	63	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	10.78	28.47	91	76	2e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	4.11	10.86	52	67	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	1.18	3.12	68	75	2e
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	0.34	0.9	0	64	2e
TOTALS		37.87(*)	100%	33.68	67.54	2.68

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

THURSTON COUNTY, NE

37.77 ACRES | RECORDS & TERMS

PROPERTY RECORDS & TERMS:

- Parcel Number: 002200016
- Assessed Acres: 37.77±
- Location: Section 30, Township 25 North, Range 7 East of the 6th P.M., Thurston County, Nebraska
- 2025 Real Estate Taxes: $1,822.90
- School District: Pender
- Lease: Verbal lease
- Possession: Owner reports open possession for the 2027 crop year
- Asking Price: $425,000

Assessed acreage is based on county records. Cropland acreage and soil information are based on available Land ID mapping, and cropland acreage is approximate. The exact legal description will be confirmed by deed and title evidence.

THURSTON COUNTY, NE

37.77 ACRES | PROPERTY PHOTOS











SCHEDULE A PRIVATE SHOWING

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