



**39.0 ± ACRES
POLK COUNTY, NE**

WWW.EDGEWATERFM.COM



EDGEWATER

Insurance + Real Estate

Derek Vrtiska

402-852-6208

dvirtiska@edgewaterfm.biz

201 Sun Valley Blvd, Suite 2
Lincoln, NE 68528

39.0± Acres

\$487,500.00

PROPERTY OVERVIEW

ACRES :

TOTAL: 39.0± Acres

PRICE : \$487,500.00

LEGAL DESCRIPTION :

The Northwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 2 West of the 6th P.M., Polk County, NE containing 39.0 ± acres.

2024 REAL ESTATE TAXES :

\$1,805.92

POSSESSION :

Immediate

SOILS :

Farm consists of Class I Hastings Silt Loam soil with slopes ranging from 0-1%.

LOCATION :

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

DESCRIPTION :

Here is 39 acres of prime irrigated land in Polk County, Nebraska. There is approximately 37 tillable acres of gravity irrigated farmland located northeast of Stromsburg. The property has a 1300 GPM well with pipe and diesel power unit. The buyer will have possession for the 2026 crop season.

AERIAL MAP

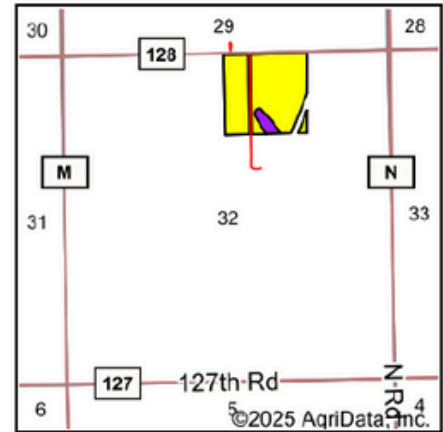
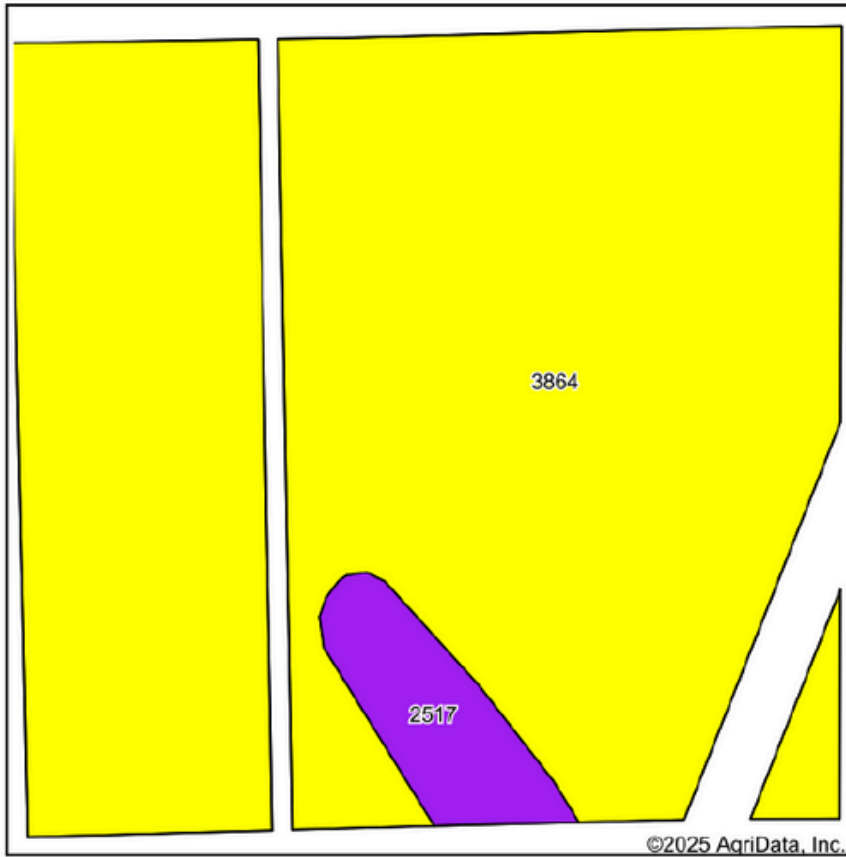


39.0 ± Acres Polk County, NE

DEREK VRTISKA | 402.852.6208 | DVRTISKA@EDGEWATERFM.BIZ

SOIL MAP

Soils Map



State: **Nebraska**
 County: **Polk**
 Location: **32-14N-2W**
 Township: **East Stromsburg**
 Acres: **37.48**
 Date: **8/4/2025**



Soils data provided by USDA and NRCS.

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
3864	Hastings silt loam, 0 to 1 percent slopes	35.61	95.0%		Iw	Iw	74	68
2517	Coly soils, 6 to 11 percent slopes, severely eroded	1.87	5.0%		Ive	Ive	51	55
Weighted Average					1.15	1.15	72.9	*n 67.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

PROPERTY IMAGES



39.0 ± Acres Polk County, NE

DEREK VRTISKA | 402.852.6208 | DVRTISKA@EDGEWATERFM.BIZ

PROPERTY IMAGES



39.0 ± Acres Polk County, NE

DEREK VRTISKA | 402.852.6208 | DVRTISKA@EDGEWATERFM.BIZ