



LAND FOR SALE

Legal: 24-11-8 Lancaster County, NE



118.29 +/- ACRES

WAVERLY, NE

\$1,475,000

Opportunities to acquire quality farmland in eastern Lancaster County are becoming increasingly rare, making this 118.29 +/- acre tract near Waverly, Nebraska, a property worthy of serious consideration. Located just off Bluff Road, this productive farm offers a combination of strong agricultural characteristics, attractive topography, and long-term investment potential in one of Nebraska's most desirable and growing regions.

The property features gently rolling contours complemented by well-established terraces that promote responsible land stewardship and soil conservation. Productive soils consisting primarily of Aksarben Silty Clay Loam, Judson Silt Loam, Kennebec Silt Loam, and Zook, Mayberry, and Nodaway Silty Loams contribute to the farm's overall NCCPI rating of 67.

Along the northwest boundary, Camp Creek borders approximately 20% of the property, adding natural character to the landscape while typically remaining dry. Portions of the steeper terrain have been thoughtfully maintained in native grasses to help minimize erosion and preserve the long-term productivity of the farm.

FOR MORE INFORMATION, CONTACT:

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