

LAND FOR SALE



Jefferson County Prairie Plus

320 ± ACRES OFFERED IN 2 PARCELS | JEFFERSON COUNTY, NEBRASKA

This property reflects more than 15 years of dedicated regenerative agriculture and holistic land management. Through holistic planned grazing, cover crops, rotational grazing, and extended recovery periods, the land's carrying capacity has increased by approximately 33%, while soil organic matter and Haney soil health scores have shown significant improvement. The property features native prairie, diverse forage species, extensive cross-fencing and water infrastructure, shelterbelts, multiple paddocks, and well-maintained outbuildings. Located just six miles from Fairbury with access to rural water and power, the farm offers excellent potential for continued grazing operations and expanded regenerative agriculture enterprises. The current owner is seeking a successor committed to building upon the land's progress.



Adam D. Pavelka, J.D.

LISTING AGENT:

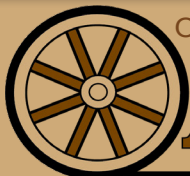
ADAM D. PAVELKA, J.D.

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Mike Wilken, Jeffrey D. Parr, Scott Speck

Offered exclusively by:



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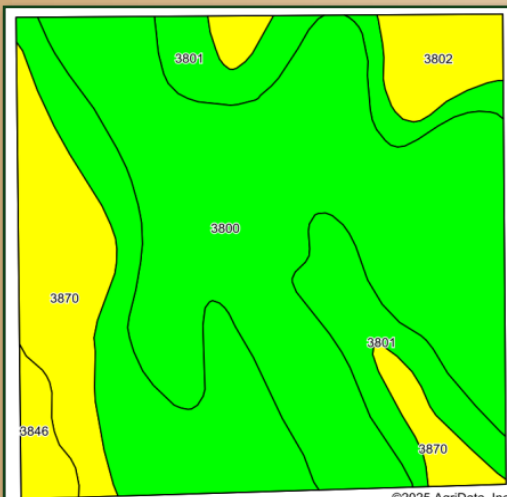
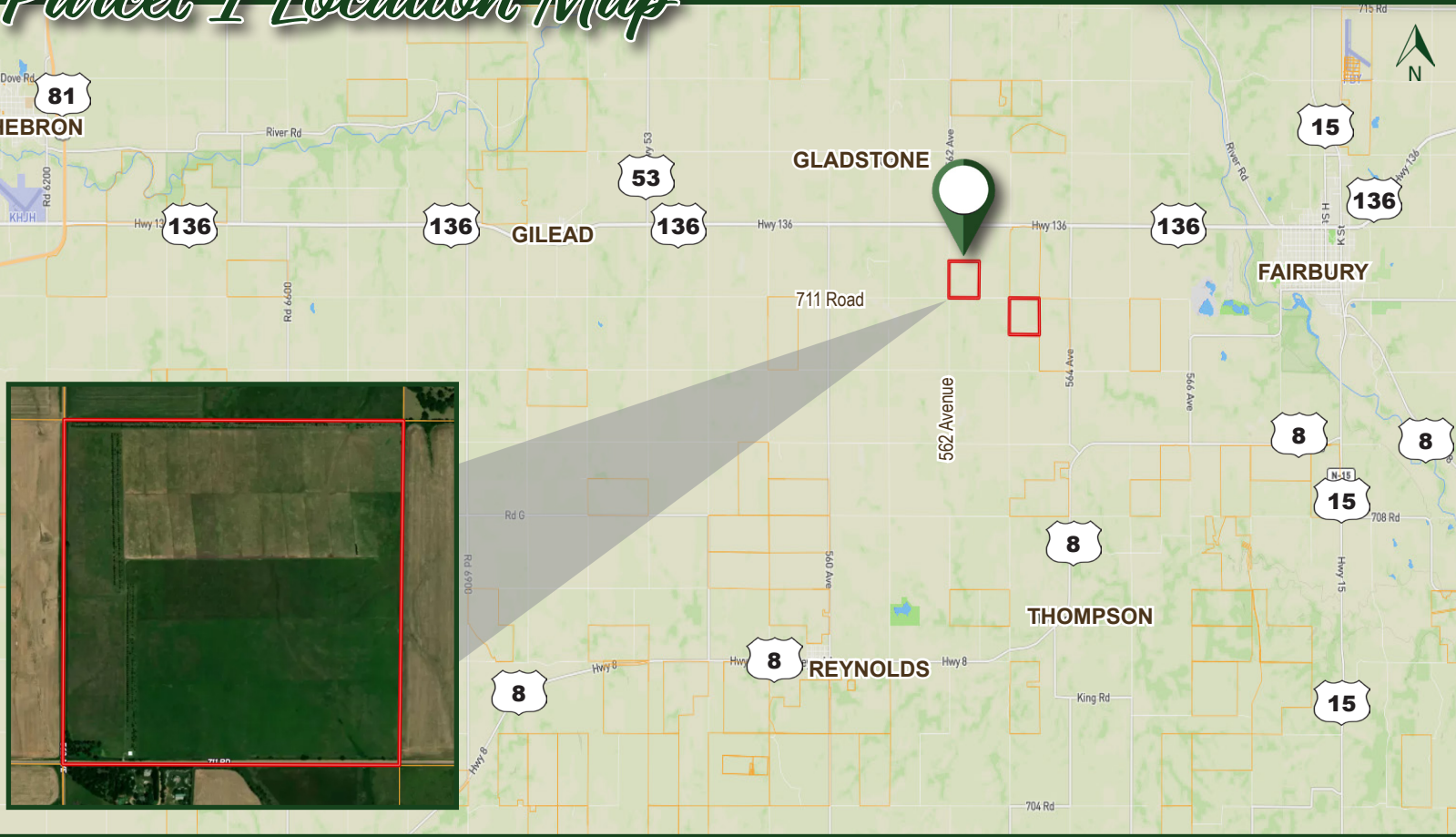
Hastings, NE • **AgriAffiliates.com** • 402.519.2777



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Listing

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

Parcel 1 Location Map



Soils data provided by USDA and NRCS.

Area Symbol: NE095, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Clas Legend
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	78.79	49.2%	
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	46.81	29.3%	
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	21.83	13.6%	
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	8.81	5.5%	
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	3.76	2.4%	



Parcel 1 Details

LEGAL DESCRIPTION:	The Southwest Quarter (SW¼) of Section Fourteen (14), Township Two (2) North, Range One (1) East of the 6th P.M., Jefferson County, Nebraska.	
LOCATION:	From the west side of Fairbury, Nebraska: approximately 5 miles west on Highway 136, then 0.5 mile south on 562nd Avenue, to the northwestern corner of the property.	
ACRES & TAXES:	Tax-assessed Acres <u>160 ± acres</u> 2025 Real Estate Taxes <u>\$3,255.08</u>	
LEASE:	Full possession at closing.	
SOILS:	Primary soil type on the property consists of Crete silt loam, with slopes ranging from 0-7%.	
NRD:	Little Blue Natural Resources District	
FSA INFORMATION:	Total Farmland: <u>156.28 ± acres</u> Government Base Acres: <u>Wheat - 56.80</u> <u>Grain Sorghum - 62.00</u> <u>Soybeans - 7.40</u>	Total Cropland: <u>155.45 ± acres</u> PLC Yields: <u>Wheat - 35 bu</u> <u>Grain Sorghum - 75 bu</u> <u>Soybeans - 20 bu</u>
COMMENTS:	Located only ½ mile from Parcel 2, this Parcel provides robust windbreaks, excellent historical calving rates, and diverse plant species providing exceptional grazing.	
PRICE:	\$880,000	



Parcel 1

*30' x 30' Pole Barn
Built in 2012*

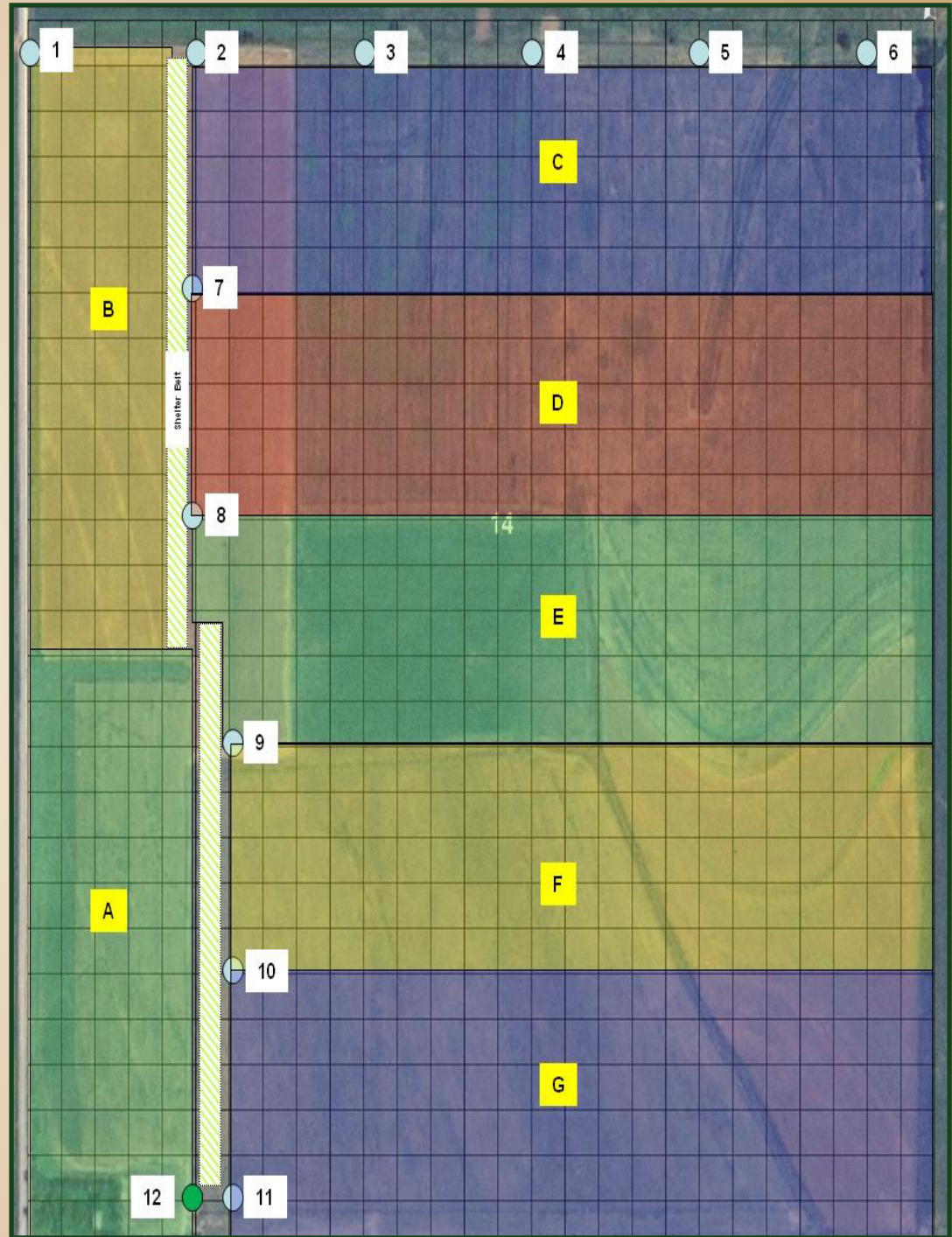


Parcel 1

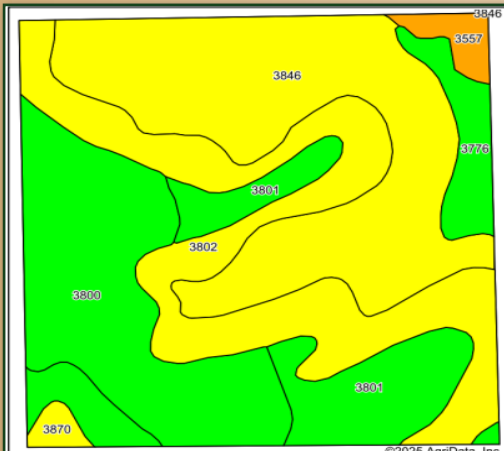
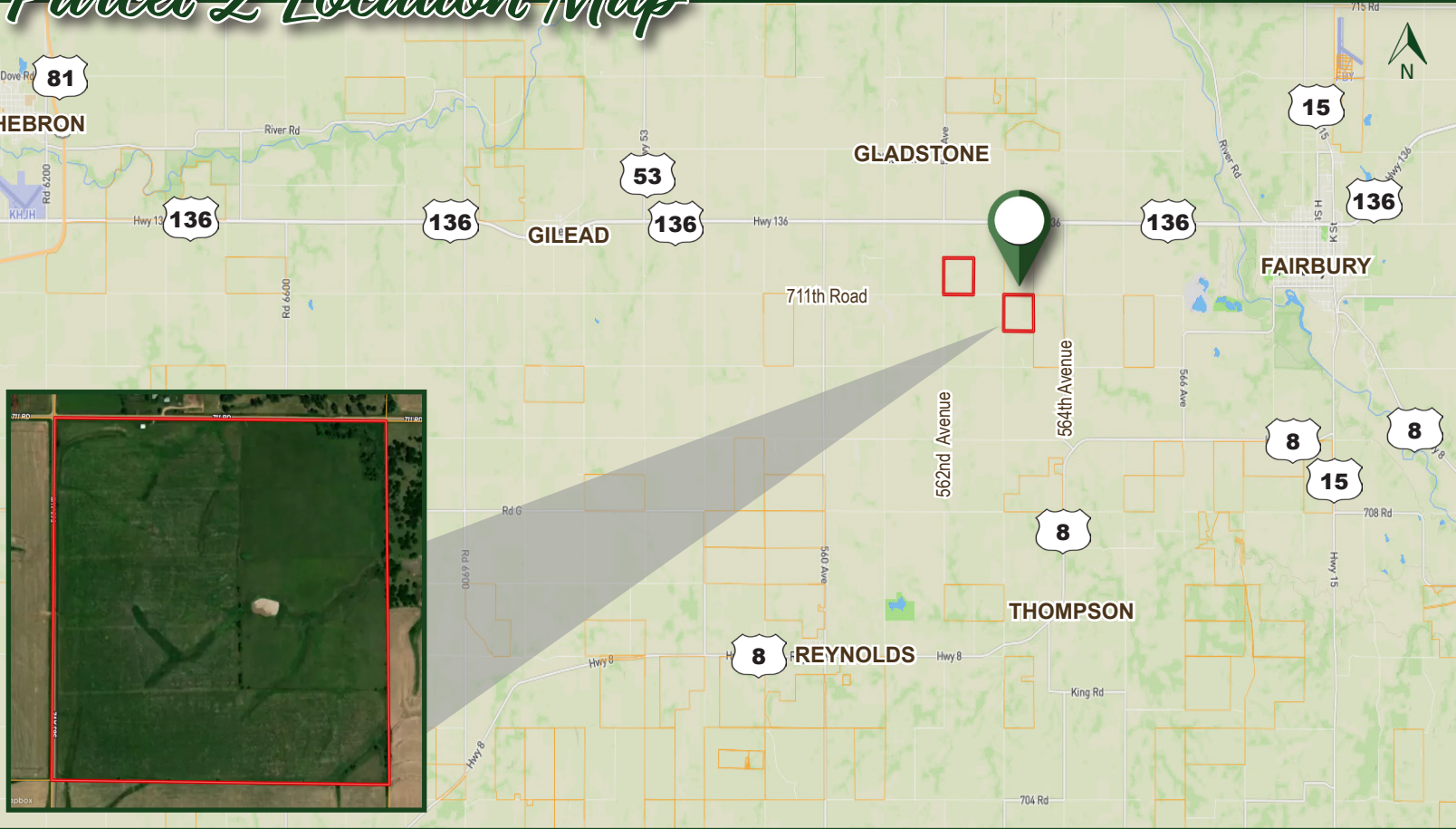
 Water hydrant location

 Paddock name

- ◆ 1 mile of planted shelter belt plus established shelter belt
- ◆ 1 mile of buried 2" water line and 11 hydrants
- ◆ 4000' of 2" surface water line
- ◆ 5 wire electric perimeter fence
- ◆ 2 wire cross fencing creating 7 paddocks



Parcel 2 Location Map



Soils data provided by USDA and NRCS.

Area Symbol: NE095, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	52.52	32.8%		
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	38.56	24.1%		
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	35.89	22.4%		
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	22.05	13.8%		
3776	Muir silt loam, 1 to 3 percent slopes	6.57	4.1%		
3557	Hobbs silt loam, channelized, occasionally flooded	2.85	1.8%		
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	1.56	1.0%		

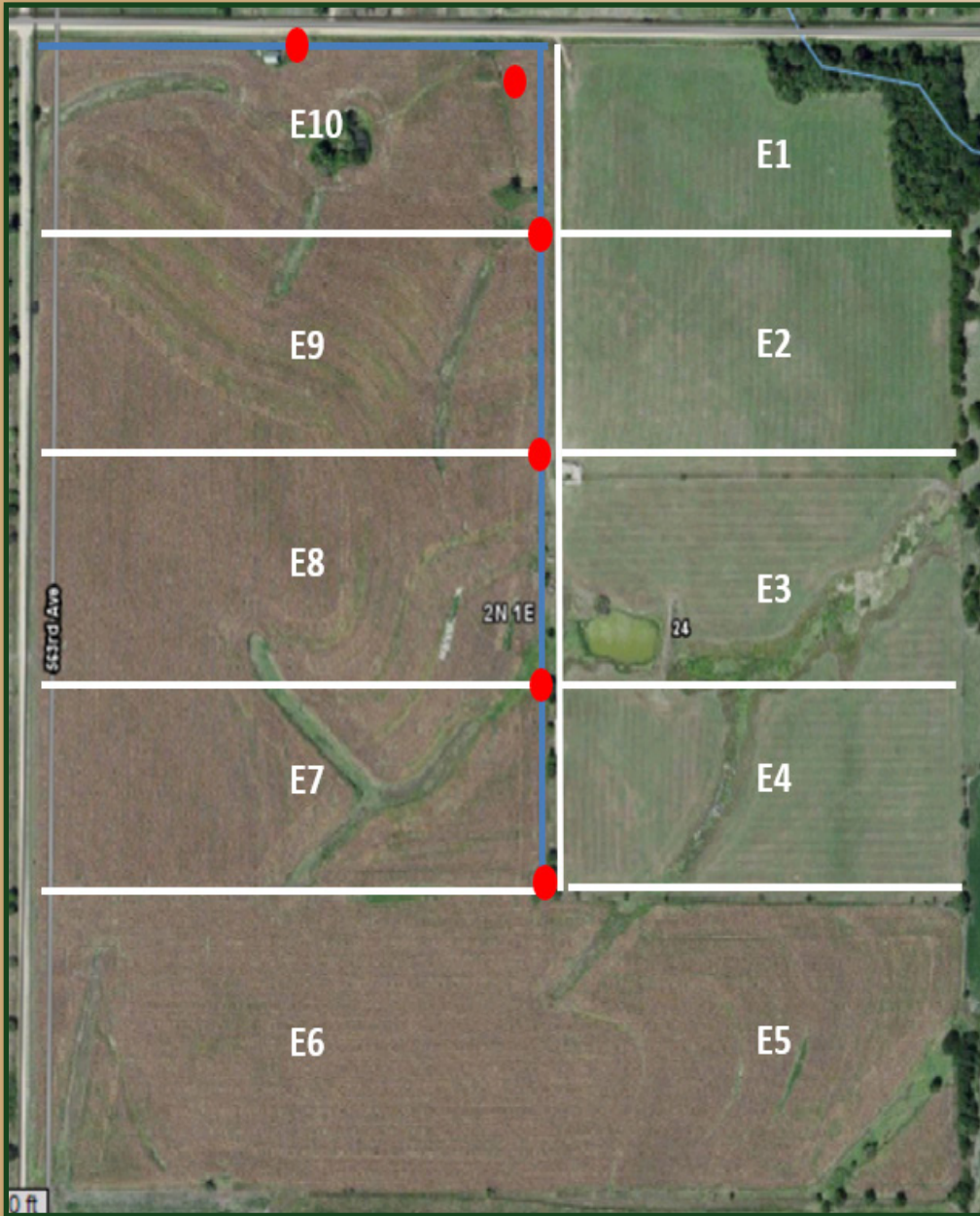


Parcel 2 Details

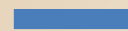
LEGAL DESCRIPTION:	The Northwest Quarter (NW¼) of Section Twenty-Four (24), Township Two (2) North, Range One (1) East of the 6th P.M., Jefferson County, Nebraska.	
LOCATION:	<u>From the west side of Fairbury, Nebraska:</u> approximately 3.5 miles west on Highway 136, then 1 mile south on 564th Avenue, then 0.5 mile west on 711th Road to the northeastern corner of the property.	
ACRES & TAXES:	Tax-assessed Acres <u>160 ± acres</u> 2025 Real Estate Taxes <u>\$3,155.24</u>	
LEASE:	Full possession at closing.	
SOILS:	Primary soil types on the property consist of Geary silty clay loam and Crete silty clay loam, with slopes ranging from 0-7%.	
NRD:	Little Blue Natural Resources District	
FSA INFORMATION:	Total Farmland: <u>156.30 ± acres</u> Government Base Acres: <u>Wheat - 9.81</u> <u>Corn - 49.95</u> <u>Soybeans - 40.14</u>	Total Cropland: <u>104.88 ± acres</u> PLC Yields: <u>Wheat - 41 bu</u> <u>Corn - 121 bu</u> <u>Soybeans - 40 bu</u>
COMMENTS:	55 acres of virgin prairie plus, along with 100 acres seeded to a native prairie mix with over 150 species of grasses, legumes, sedges, wildflowers, and forbs, making this an exceptional habitat for grazing animals and wildlife.	
PRICE:	\$880,000	



Parcel 2



Water hydrants



Water line

- ◆ ½ mile of 2" water line
- ◆ 6 hydrants
- ◆ 4 wire electric perimeter
- ◆ 2 wire cross fencing creating 10 paddocks

Parcel 2

*32' x 38' Storage Shed
with electricity*



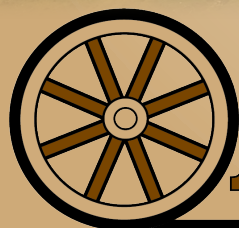


Parcel 1

Creative financing options are available to the right buyer looking to steward one or more of these pastures into the future. Well maintained buildings along with easy access to Lincoln & Omaha markets make for additional enterprise opportunities.



Parcel 2



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