

LAND FOR SALE



Bloomington Rec. Retreat

548.49 ± ACRES | FRANKLIN COUNTY, NEBRASKA

Mature trees, exceptional topography, scenic water features, and productive hard-land pasture, this property offers a rare combination of natural beauty, recreational appeal, and agricultural versatility. Whether you are an avid outdoorsman seeking premier habitat or a cattleman looking for quality grazing land, this property presents an exceptional opportunity to own a well-rounded piece of Nebraska land.



Adam D. Pavelka, J.D.

LISTING AGENT:

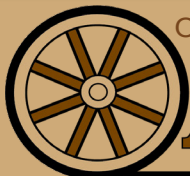
ADAM D. PAVELKA, J.D.

C: 402.984.7744

E: Adam@AgriAffiliates.com

*Mike Wilken, Scott Speck, Kent Richter,
Bryan Danburg, Bart Woodward*

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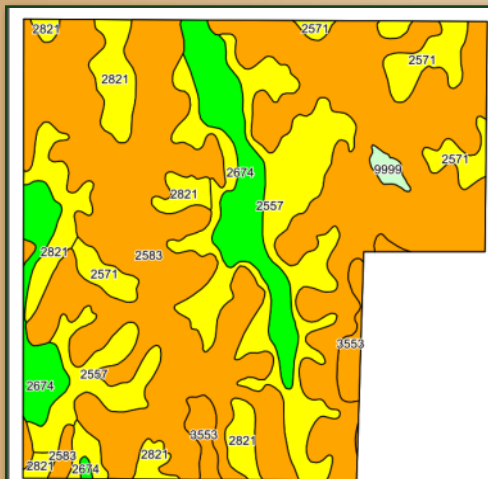
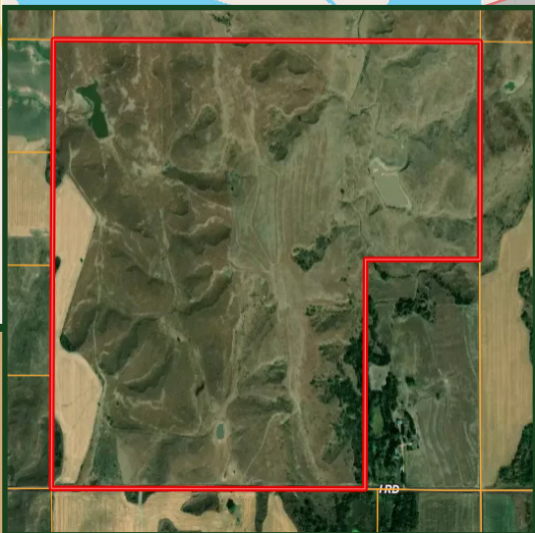
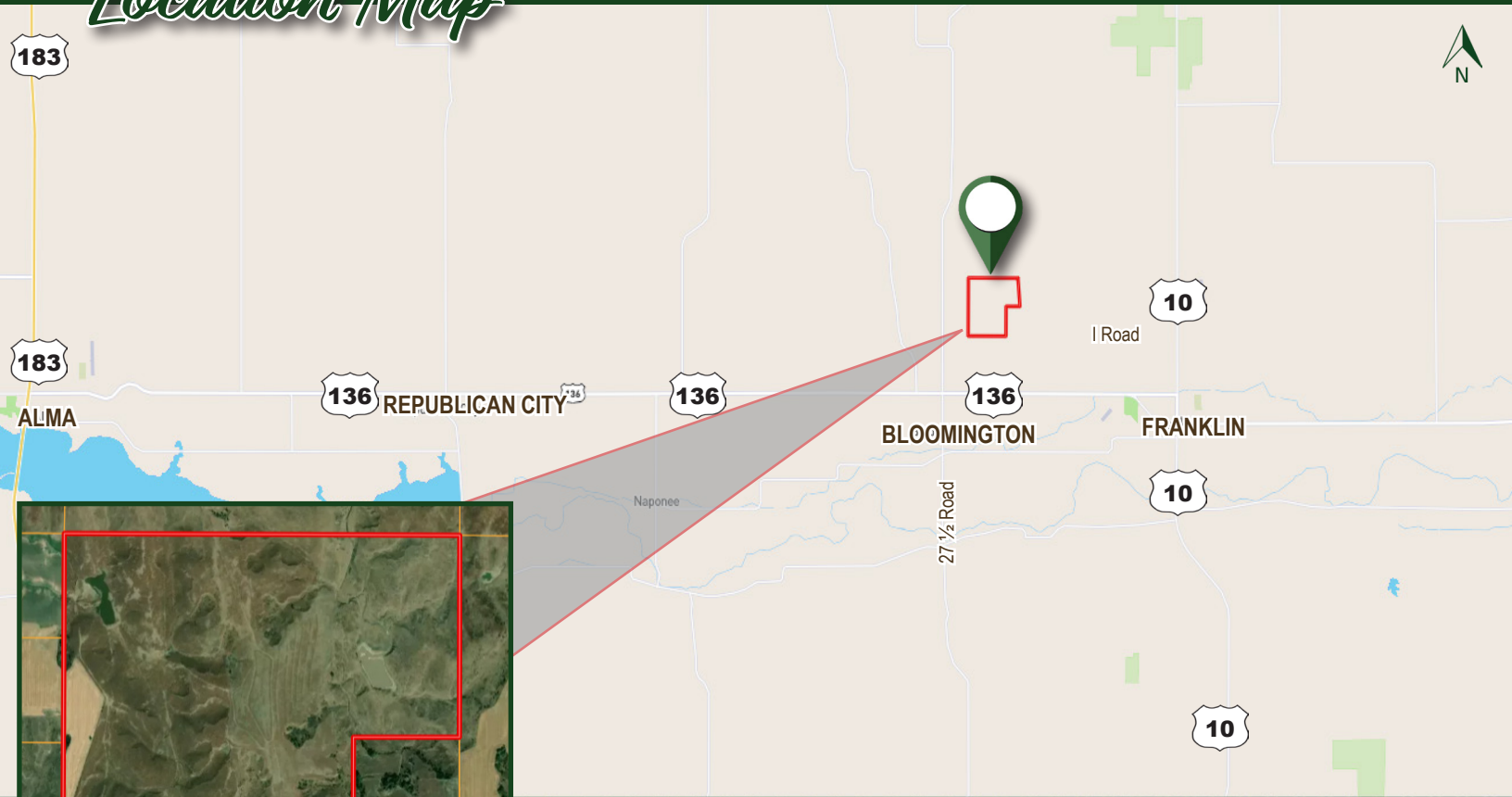


**See Full Online
Listing**

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.



Location Map



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Soils data provided by USDA and NRCS.

Area Symbol: NE061, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Irr 'c
2583	Nuckolls-Hobbs complex, 11 to 30 percent slopes	318.02	58.0%		Vle	
2557	Colly-Lilly silt loams, 3 to 11 percent slopes, eroded	92.11	16.8%		Ive	
2674	Holdrege silt loam, 1 to 3 percent slopes, erosion and breaks	51.98	9.5%		Ile	



Property Details

LEGAL DESCRIPTION:	The North Half (N½), the Southwest Quarter (SW¼) and the West Half of the Southeast Quarter (W½SE¼) of Section Twenty-One (21), Township Two (2) North, Range Fifteen (15) West of the 6th P.M., Franklin County, Nebraska.	
LOCATION:	From <u>Bloomington, Nebraska</u> : 1 mile north on 27th ½ Road, then ½ mile east on I Road, to the southwestern corner of the property.	
ACRES & TAXES:	Tax-Assessed Acres <u>548.49 ± acres</u> 2025 Real Estate Taxes <u>\$5,786.12</u>	
LEASES:	Full possession at closing!	
SOILS:	Primary soils on the property consist of Nuckolls-Hobbs complex and Coly-Uly silt loams, with slopes ranging from 1-30%.	
NRD:	Lower Republican Natural Resources District.	
FSA INFORMATION:	Total Farmland: <u>542.90 ± acres</u> Government Base Acres: <u>Wheat - 12.22</u> <u>Soybeans - 12.22</u>	Total Cropland: <u>30.10 ± acres</u> PLC Yields: <u>Wheat - 37 bu</u> <u>Soybeans - 48 bu</u>
COMMENTS:	This property offers a unique combination of native grass, scenic water features, and dense tree cover, creating an ideal habitat for a variety of wildlife. The diverse landscape provides an exceptional setting for deer and turkey, while also offering tremendous potential for the area's growing upland game populations.	
PRICE:	\$1,781,000	





Whether you are seeking productive agricultural land, a recreational retreat, or a property with outstanding wildlife habitat, this offering provides a rare combination of land, water, and natural beauty!



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