

# WAYNE COUNTY

NEBRASKA IRRIGATED FARMLAND

**FOR SALE**

**320 ACRES M/L | 566th Avenue, Winside, NE 68790**



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**Listing #19165**

 **PEOPLES**<sup>™</sup>  
COMPANY  
INTEGRATED LAND SOLUTIONS

## DESCRIPTION

Peoples Company is pleased to present 320 acres of high-quality farmland located near Winside in Wayne County, Nebraska. The property includes 307.5 FSA cropland acres with primary soil types consisting of Nora silt loam and Moody silty clay loam. The tillable acres carry a strong NCCPI rating of 68.8, supporting consistent row crop production.

Situated within the Lower Elkhorn Natural Resources District (NRD), the farm features approximately 268.9 irrigated acres under two pivots supplied by a single well. The Lower Elkhorn NRD currently does not impose water allocation limits, allowing for full irrigation practices during the growing season.

The property is legally described as being located in Section 20 of Hancock Precinct in Wayne County and lies just one mile from Highway 35, positioned between Hoskins and Winside.

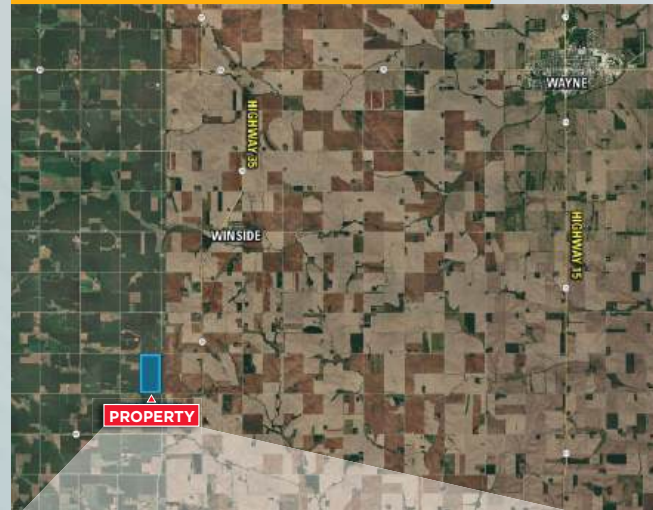
The surrounding area is well-supported by a strong agricultural infrastructure, including local grain markets, ethanol facilities, and livestock operations. Grain elevators in Winside and Norfolk provide multiple marketing outlets, contributing to operational efficiency and competitive grain marketing opportunities.

Farmland in this region is tightly held and infrequently available on the open market. This offering provides an opportunity to acquire a highly tillable, well-located irrigated farm in a productive area of northeast Nebraska, suitable for both owner-operators and investors seeking quality agricultural assets.

The farm has been leased for the 2026 cropping season. Contact listing agent for lease details.

**Estimated Taxes:** \$17,974

## REGIONAL MAP



## DIRECTIONS

Winside, NE: From the intersection of Highway 90B and Highway 35, head south on Highway 35 for 3.1 miles. Turn right (west) onto 849th Road for 1.1 miles. The farm lies on the south side of the road. Look for the Peoples Company sign.

**320**  
ACRES M/L

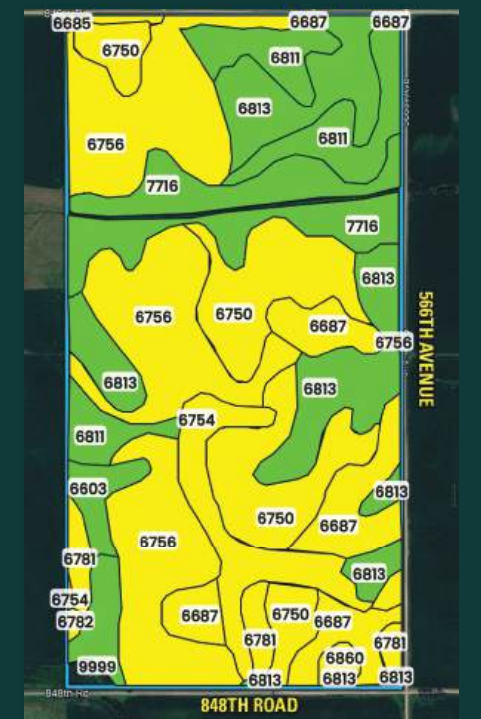


## TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
6756	NORA SILT LOAM	84.37	27.44 %	66
6750	NORA SILT LOAM	51.17	16.64 %	62
6813	MOODY SILTY CLAY LOAM	46.23	15.04 %	73
7716	MCPAUL SILT LOAM	36.06	11.73 %	79
6687	CROFTON SILT LOAM	29.32	9.54 %	66
6811	MOODY SILTY CLAY LOAM	26.41	8.59 %	75
6754	NORA SILT LOAM	17.75	5.77 %	68
6781	NORA-MOODY SILTY CLAY LOAMS	7.31	2.38 %	62
6603	ALCESTER SILTY CLAY LOAM	5.38	1.75 %	75
6860	CROFTON SILT LOAM	1.90	0.62 %	56
6685	CROFTON SILT LOAM	1.02	0.33 %	69
6782	NORA-MOODY SILTY CLAY LAMS	0.54	0.18 %	67
9999	WATER	0.03	0.01 %	0
			<b>AVERAGE:</b>	<b>68.8</b>

SOILS DATA PROVIDED BY USDA AND NRCS

## MAP



📍 566th Road, NE 68790



1108 S. 44th Street, Suite 102  
Cumming, IA 50061



PeoplesCompany.com  
Listing #19165



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!



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