



Bruno 14 Acres

14.4 +/- Acres | Butler County, NE | \$216,000



National Land Realty
PO Box 164
Blair, NE 68008
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

National Land is proud to present this 14+/- acre property located in Butler County, Nebraska, just 3 miles southwest of Bruno or 6 miles east of David City. This level to gently rolling parcel offers a rare combination of rural tranquility and accessibility, making it an ideal location to build your dream acreage, horse property, or hobby farm. With approximately 14± tillable acres, this land not only provides a picturesque setting for country living but also generates consistent income through productive farmland—an excellent addition to any investment portfolio. Don't miss this unique opportunity to own a slice of Nebraska countryside. Contact the listing agent today for more details or to schedule a private tour. Property will need to be surveyed to determine the legal description. Survey cost to be split 50/50 between the buyer and seller.



ACREAGE BREAKDOWN

14.4 +/- acres - 14 +/- tillable acres
and or an excellent building site.

ADDRESS

3576 Road T
David City, NE 68632

LOCATION

2 miles West of Bruno on 12B, then
South on Road T for 1.25 miles.

PROPERTY HIGHLIGHTS

- 14+/- acre property located in Butler County, Nebraska, just 3 miles southwest of Bruno or 6 miles east of David City.
- This level to gently rolling parcel offers a rare combination of rural tranquility and accessibility, making it an ideal location to build your dream acreage,
- With approximately 14± tillable acres, this land not only provides a picturesque setting for country living but also generates consistent income through productive farmland.
- Property will need to be surveyed to determine the legal description. Survey cost to be split 50/50 between the buyer and seller.



nationalland.com/listing/bruno-14-acres



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
AG

Listing ID#
3211049





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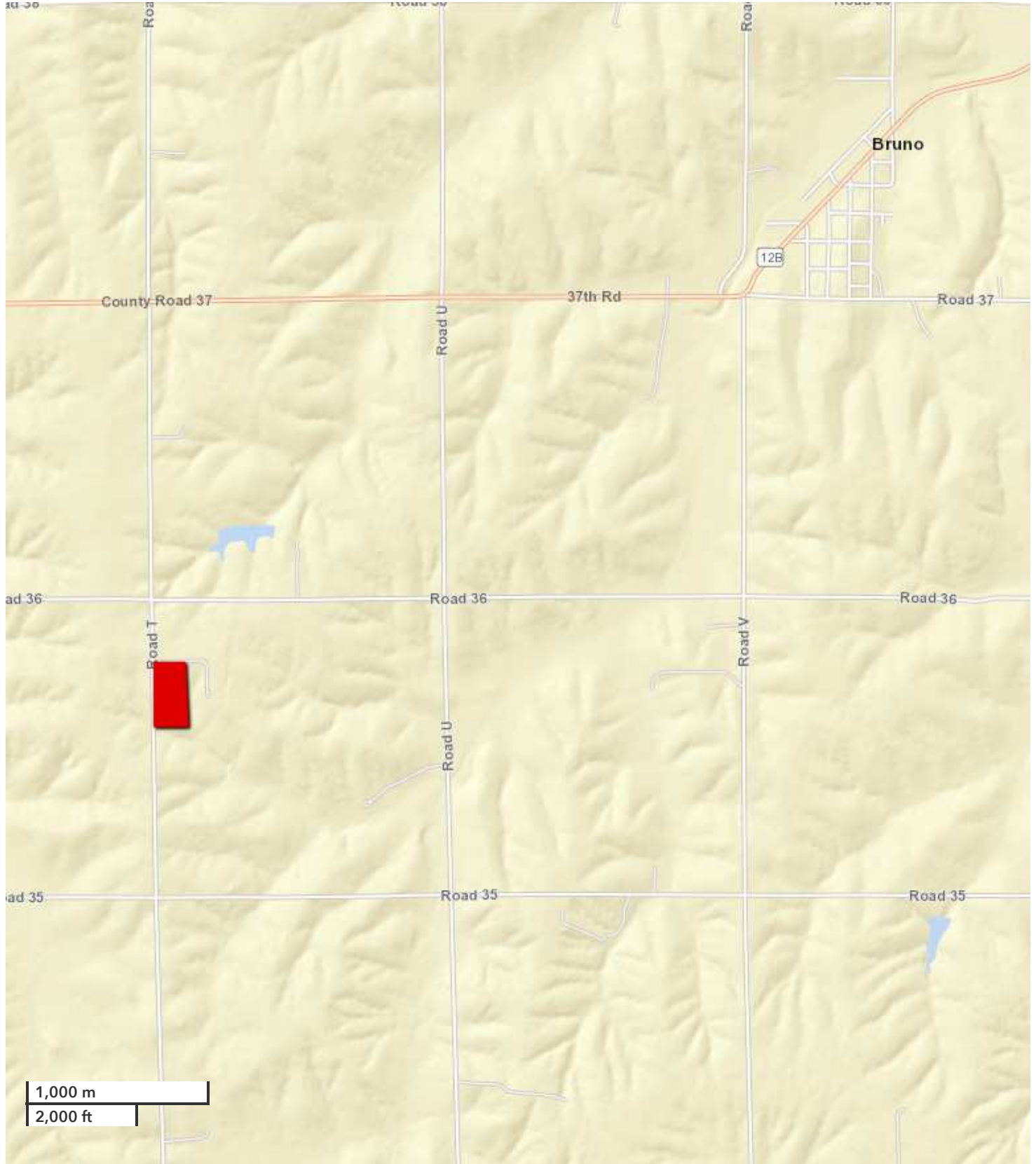
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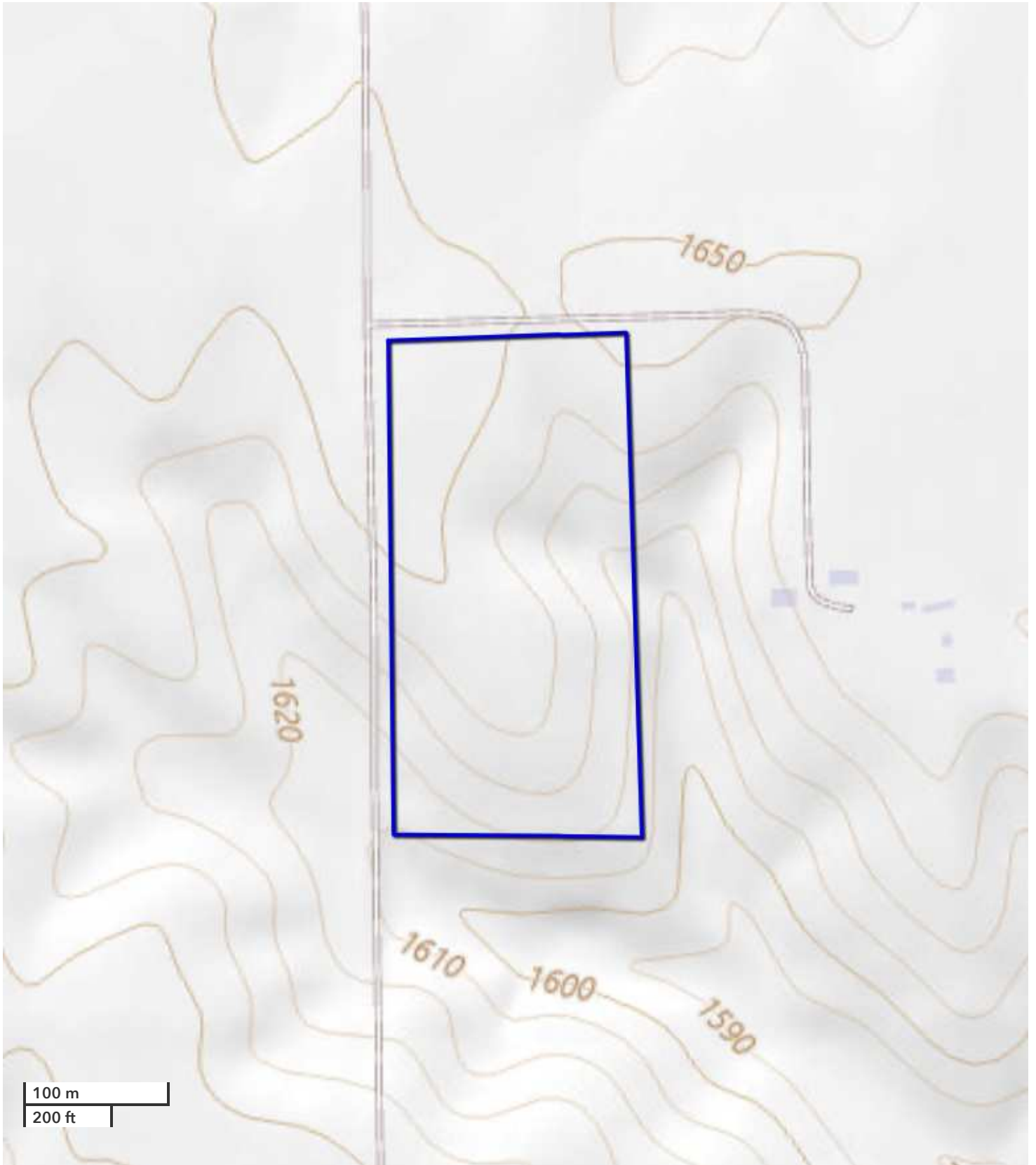


100 m
200 ft

All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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Property Overview

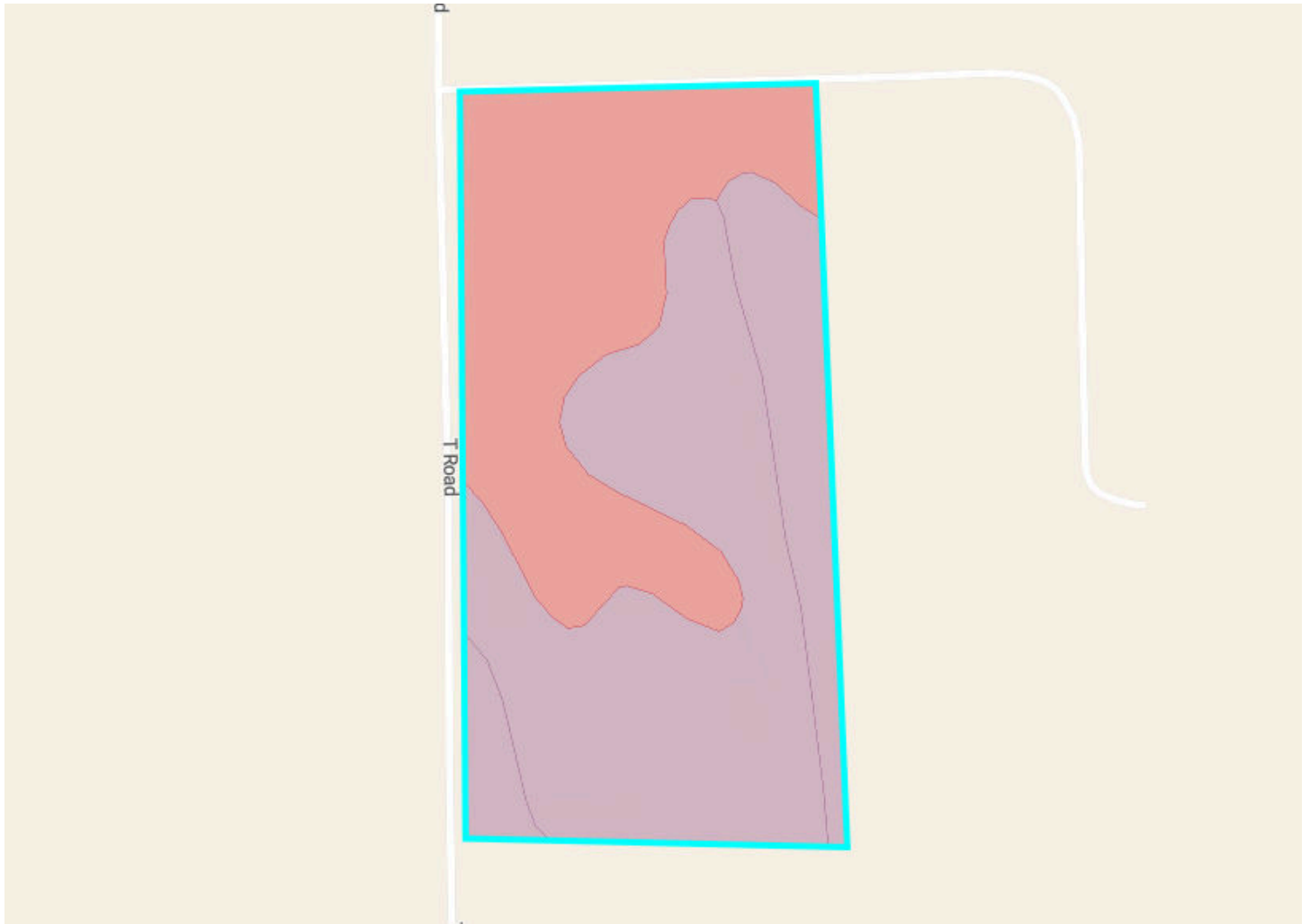


14.8 Acres, 1 Boundary



Soils

14.8 Acres, 1 Boundary

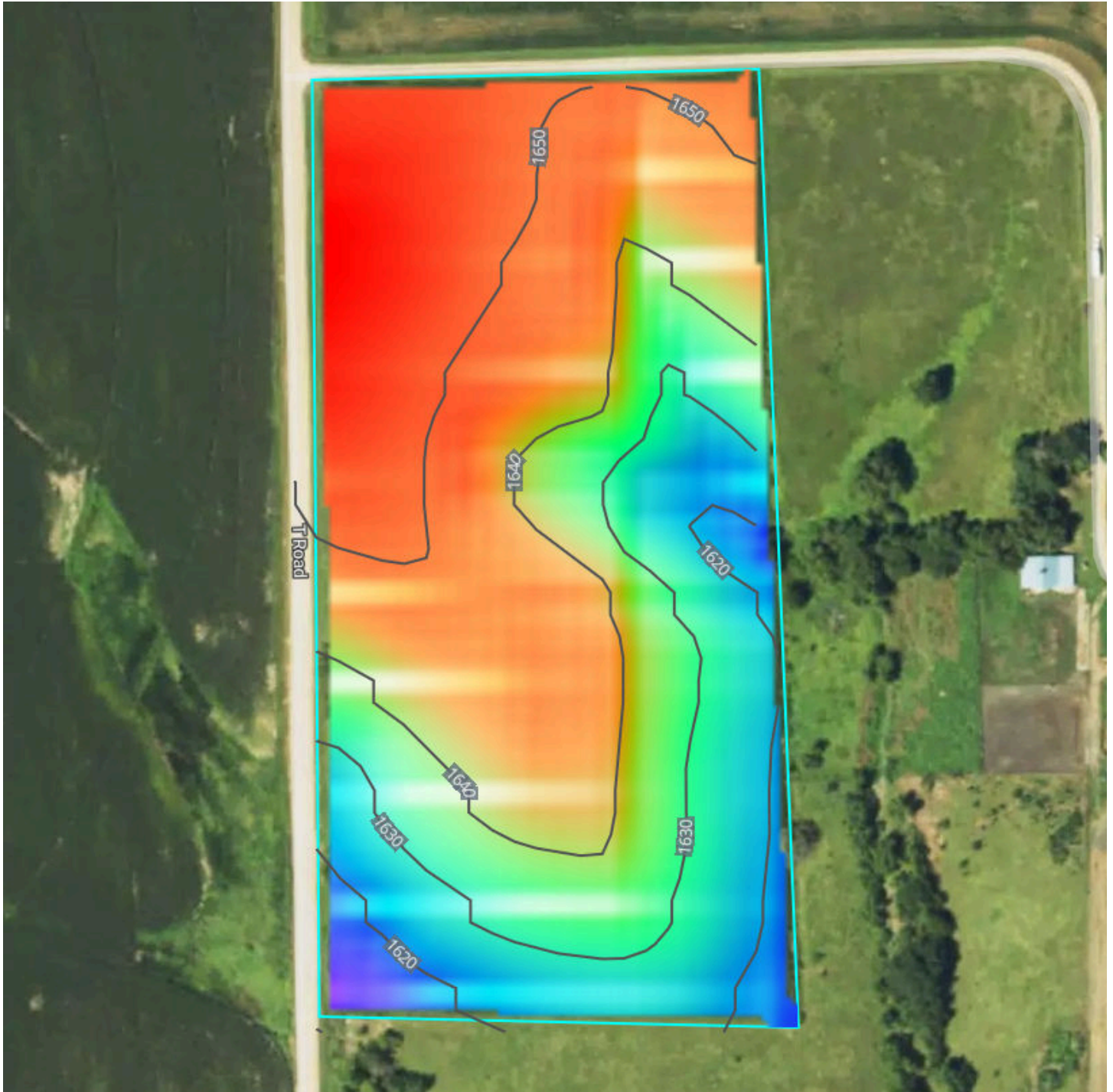


59.3/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	8119	Pohocco silty clay loam, 11 to 17 percent slopes, eroded	45.0%	6.7	4e	--	60.8
●	7206	Aksarben silty clay loam, 2 to 6 percent slopes	39.2%	5.8	2e	3e	66.4
●	8073	Monona silt loam, 17 to 30 percent slopes	15.8%	2.3	6e	--	37.6

Elevation

14.8 Acres, 1 Boundary



1,609.6 feet

1,656.5 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 46.8 feet

Min: 1609.6 feet

Max: 1656.5 feet

Slope: 6.1%

Min: 0.4%

Max: 16.8%

