

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

DODGE COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FLAT 80 +/- ACRE DRYLAND FARM IN DODGE COUNTY, NEBRASKA

Located just over four miles northwest of Fremont and a quarter mile north of the new four-lane Highway 30, this Dodge County 80 +/- acre tillable farm is set up in a great location. Sitting on nearly a perfectly level landscape, this farm would make for a great addition to any farming operation or a great investment opportunity with the new Highway 30 location just to the south. In the southwest corner of the property, there is a nice 36'x50' Astro post-frame building that has been used to store farming equipment. There is also an approximately 3,000 bushel bin next to the building. This farm has

been in an annual crop rotation and has had a tenant in place for many years. The farm is currently leased out for the 2023 farming season, generating instant income, and would be available to farm the following season or continue to lease out.

Don't miss out on the opportunity to own this great level-lying tillable farm in a great location.

Give Adam Spitz a call with any questions or if you would like to set up a showing!



PROPERTY FEATURES

PRICE: **\$978,000** | COUNTY: **DODGE** | STATE: **NEBRASKA** | ACRES: **80**

- 80 +/- acre dryland farm
- Flat landscape
- Annual crop rotation
- Great access
- 36'x50' Astro post-frame building
- Approximately 3,000 bushel grain bin
- Very close to local co-op's
- Only 1/4 mile from the new Hwy 30
- 4.5 miles northeast of Ames
- 4.5 miles northwest of Fremont

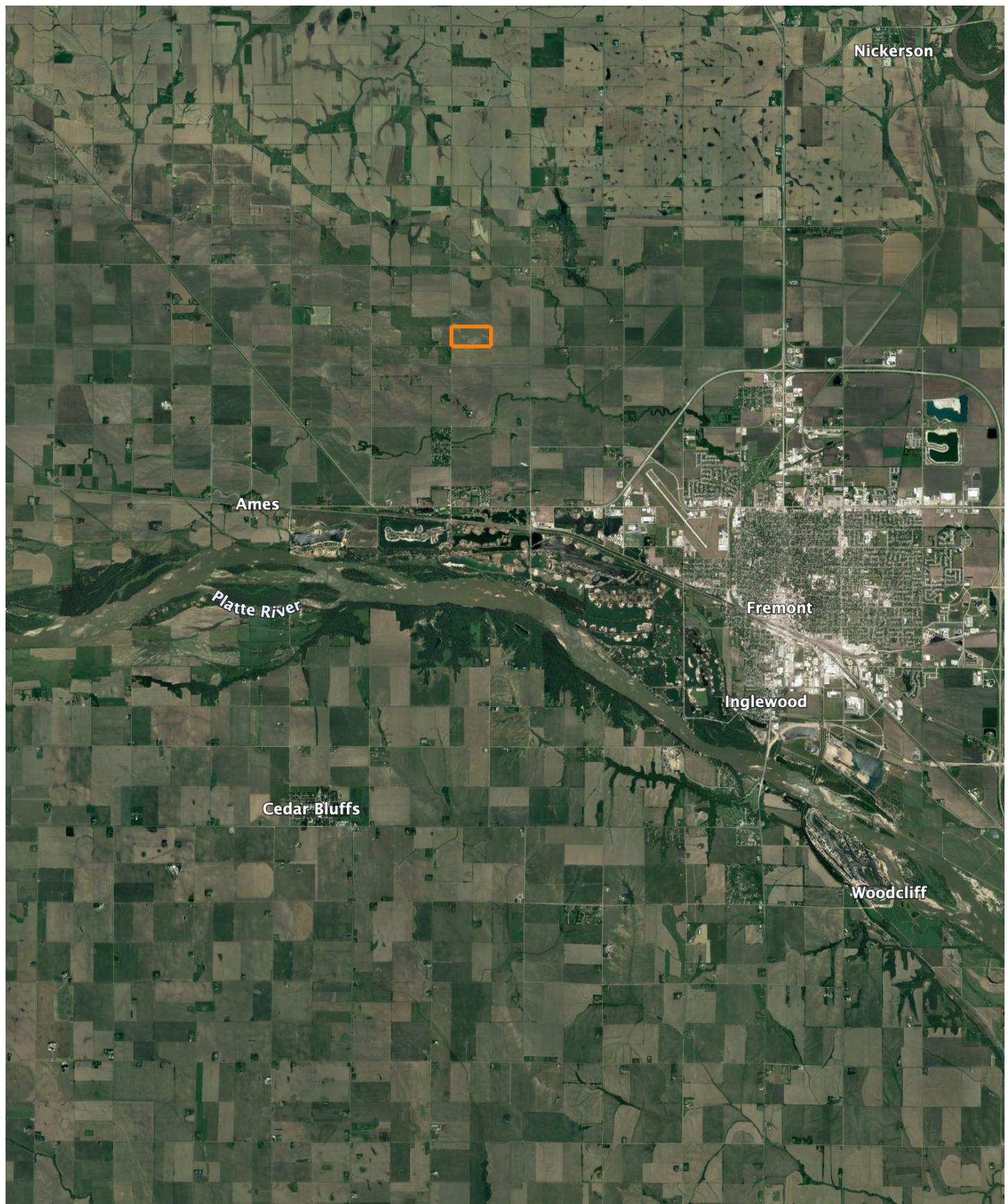


80 +/- ACRE DRYLAND FARM

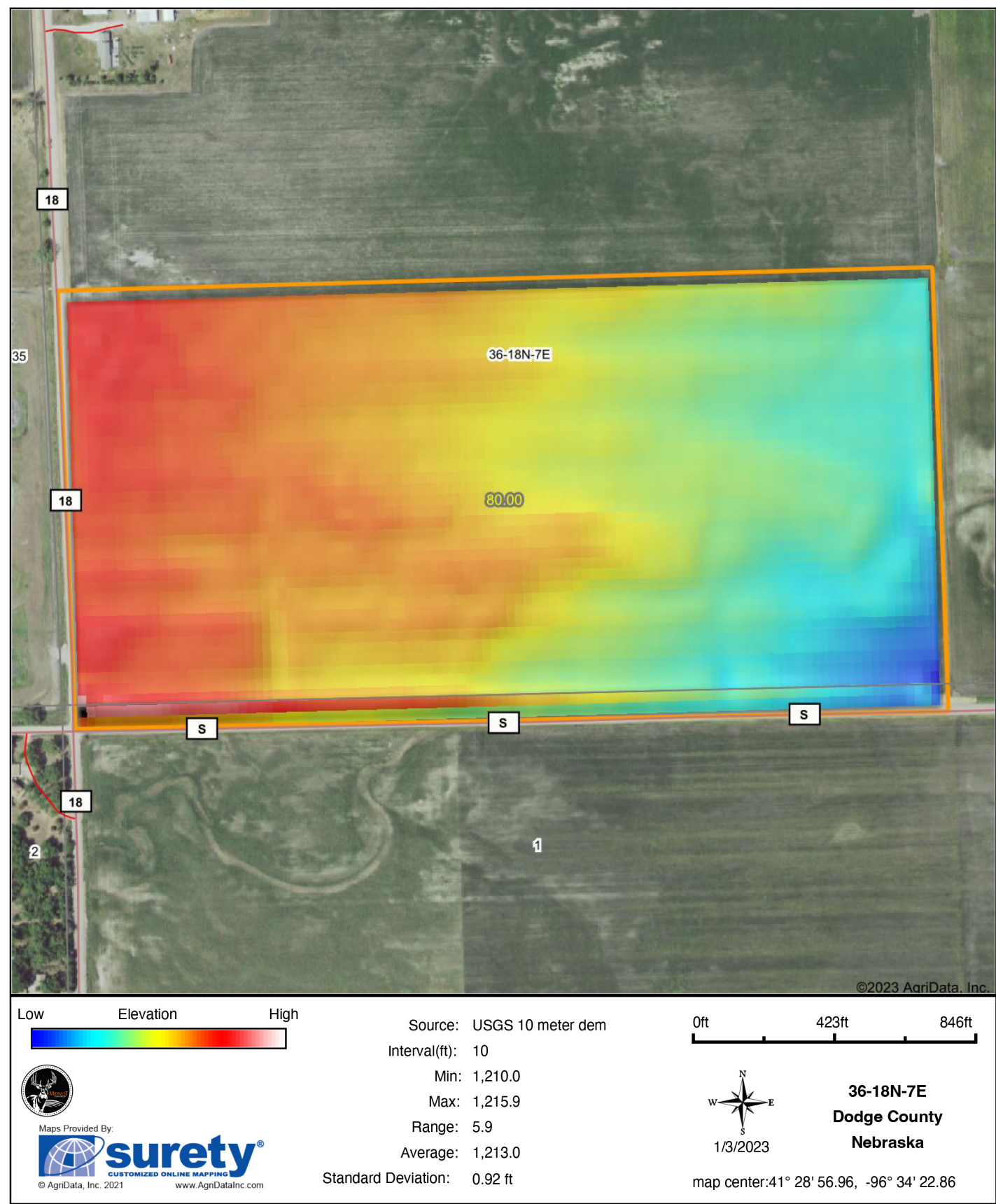
In the southwest corner of the property, there is a nice 36'x50' Astro post-frame building that has been used to store farming equipment. There is also an approximately 3,000 bushel bin next to the building.



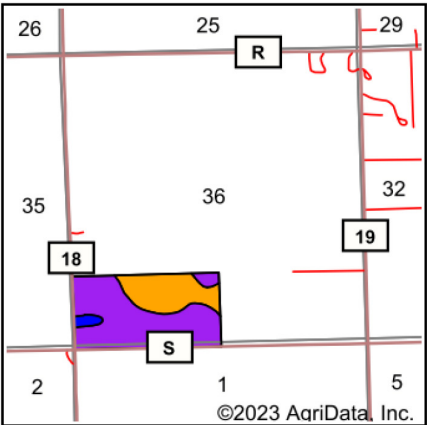
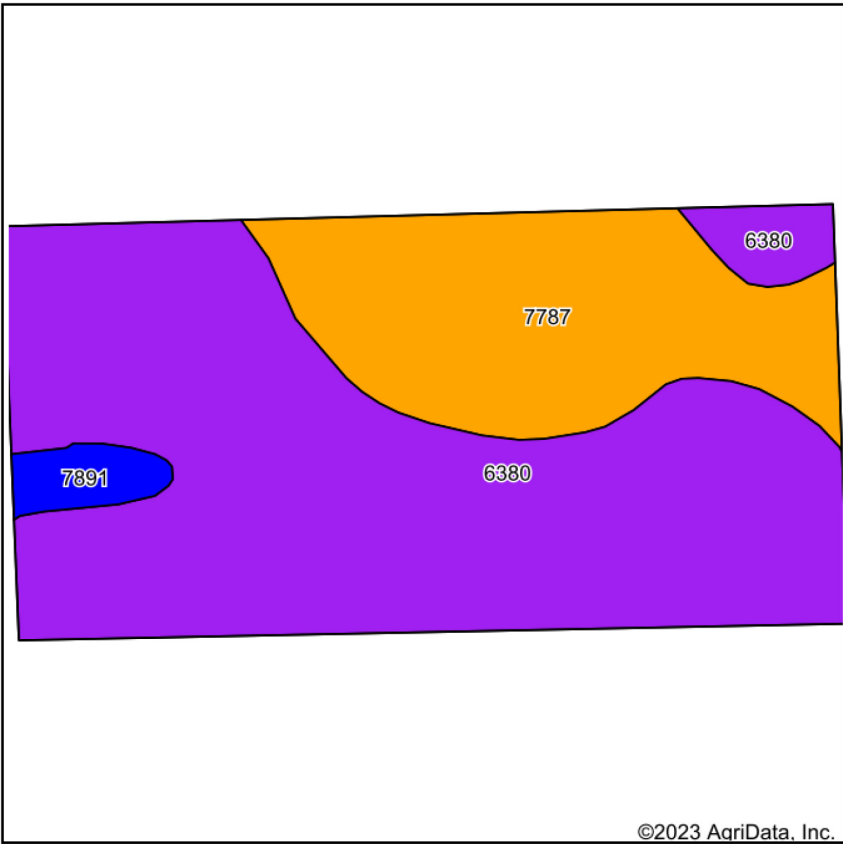
AERIAL MAP



HILLSHADE MAP



SOIL MAP



State: **Nebraska**
County: **Dodge**
Location: **36-18N-7E**
Township: **Maple**
Acres: **80**
Date: **1/3/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: NE053, Soil Area Version: 24													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
6380	Saltine-Gibbon complex, occasionally flooded	55.09	68.9%		> 6.5ft.	Somewhat poorly drained	Vls		4466	39	22	26	35
7787	Luton silty clay, occasionally flooded	22.84	28.6%		> 6.5ft.	Poorly drained	Illw		3300	55	46	35	55
7891	Zook silt loam, overwash, 0 to 2 percent slopes, occasionally flooded	2.07	2.6%		> 6.5ft.	Poorly drained	Ilw	Ilw	3035	69	35	28	69
Weighted Average							5.04	*-	4096.1	*n 44.3	*n 29.2	*n 28.6	*n 41.6

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

AGENT CONTACT

Buying or selling land is oftentimes the biggest decision one could ever make. That's why Adam makes it his goal to create the best client experience possible. With a true passion for the outdoors and the land itself, Adam understands the different situations that can come about and creates the best possible outcome for every transaction.

Nebraska born and bred, Adam was born in Omaha, grew up in Columbus, and attended Northeast Community College in Norfolk. Along with his wife, Shalynn, he has a background in real estate investing, having bought, renovated, and sold many properties. At Midwest Land Group, Adam is able to take that experience and insight from being on both sides of the sale, and use it to seek first to understand each client's situation and needs, then craft a plan to help them reach their goals.

Adam enjoys spending time outdoors, whether he's hunting whitetail, turkey, pheasant, or shed antlers, fishing, or scouting. He loves learning, patterning, and chasing whitetails, particularly on public land where the hunting pressure is generally high and it brings a greater challenge – and loves sharing those experiences with his wife, daughters Ryleigh and Brealynn, and son Kayson.

If you want an agent who's as passionate as you are about the land you're selling or buying, give Adam a call today.



ADAM SPITZ, LAND AGENT
402.588.0607
ASpitz@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.