

MIDWEST LAND GROUP PRESENTS



WEBSTER COUNTY, NE

312 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE ULTIMATE SOUTH CENTRAL NEBRASKA HUNTING CAMP

If you are looking for a one-of-a-kind hunting camp, this 312 acre property fits the script! Situated just a few miles southwest of Red Cloud, Nebraska, this property not only holds incredible recreational opportunities, but the location is just as good. Red Cloud is home to several businesses to accommodate any needs and has a tremendous amount of historical value in the National Willa Cather Center. The property lies only a few hundred yards from the Republican River, an area well known for incredible whitetail deer and turkey hunting. The amount of wildlife sign on this property is astounding, in the form of tracks, trails, buck sign, and turkey sign. The property consists of 116 acres of productive, dryland tillable ground, providing an excellent income opportunity. The primary soil types of the tillable acres are Roxbury Silt Loam and Hobbs Silt Loam. The remainder of the property is a mixture of hardwoods, native grass, and shrub cover that gives exceptional habitat to the area's wildlife. A spring-fed creek as well as several ponds create ample water supply as well. The property is equipped with 3 Muddy tower blinds for comfortable hunting in all weather, and 2 more will be added soon. The property has access trails throughout, making it easy to navigate and hunt. The newly constructed lodge sits at the northern end of the property. It is atop the tallest hill on the property, overlooking the Republican River Valley and the entirety of this property. The lodge really is a one-of-a-kind structure. The exterior is 100% rustic log. The interior living area is nearly 1,600 square feet, with a

300 square foot attached garage. Every part of the lodge is unique, with hand craftsmanship including the furniture, light fixtures, bed frames, tables, and even the silverware. This lodge was constructed to be the ultimate hunting camp, and no level of detail was missed. The living room, dining room, kitchen, and custom bar make up the perfect areas for hosting friends and family during the hunting seasons. With 3 bedrooms and 2 bathrooms, it can accommodate a large group of friends, family, or hunters. On the south side, you will see a large overhang. You can sit in the shade mid-day or sit around the fire pit at night telling stories of the day's hunts. From the windows of the lodge, or out on the back patio, you can watch and scout deer in the distance, or even wildlife that frequents the backyard! In this setting, you can be as secluded, or as modern as you'd like. The lodge is equipped with all electric utilities and even high-speed fiber optic internet, and 5G wifi. The driveway to the lodge is rocked all the way from River Road and ensures you can reach the front door in any weather. In the northeast corner of the property, there is a 60'x75' foot outbuilding. The metal on the building has been recently replaced, as well as the concrete approach and the sidewalk surrounding the building. New fences and metal gates protect the entrance to the driveways for the lodge and building. Whether you are in search of a hunting camp for your family and friends, or an outfitter wanting a new home base, this property will check all of the boxes!

PROPERTY FEATURES

PRICE: **\$2,200,000** | COUNTY: **WEBSTER** | STATE: **NEBRASKA** | ACRES: **312**

- Income
- Excellent deer and turkey hunting
- Newly constructed lodge
- 3 Muddy tower blinds
- Outbuilding
- Rock driveway
- 5G WiFi
- High-speed internet
- Custom furniture
- Water throughout
- Access trails
- Year-round habitat
- Attached garage
- Metal gates
- Great location



312 +/- ACRES



116 ACRES PRODUCTIVE DRYLAND TILLABLE



EXCEPTIONAL HABITAT



NEWLY CONSTRUCTED LODGE

This lodge was constructed to be the ultimate hunting camp, and no level of detail was missed. With 3 bedrooms and 2 bathrooms, it can accommodate a large group of friends, family, or hunters.



EXCEPTIONAL DETAILS & FINISHES



300 SQ. FT. ATTACHED GARAGE



METAL GATES & ROCK DRIVEWAY



60'X75' OUTBUILDING

In the northeast corner of the property, there is a 60'x75' foot outbuilding. The metal on the building has been recently replaced, as well as the concrete approach and the sidewalk surrounding the building.



3 MUDDY TOWER BLINDS



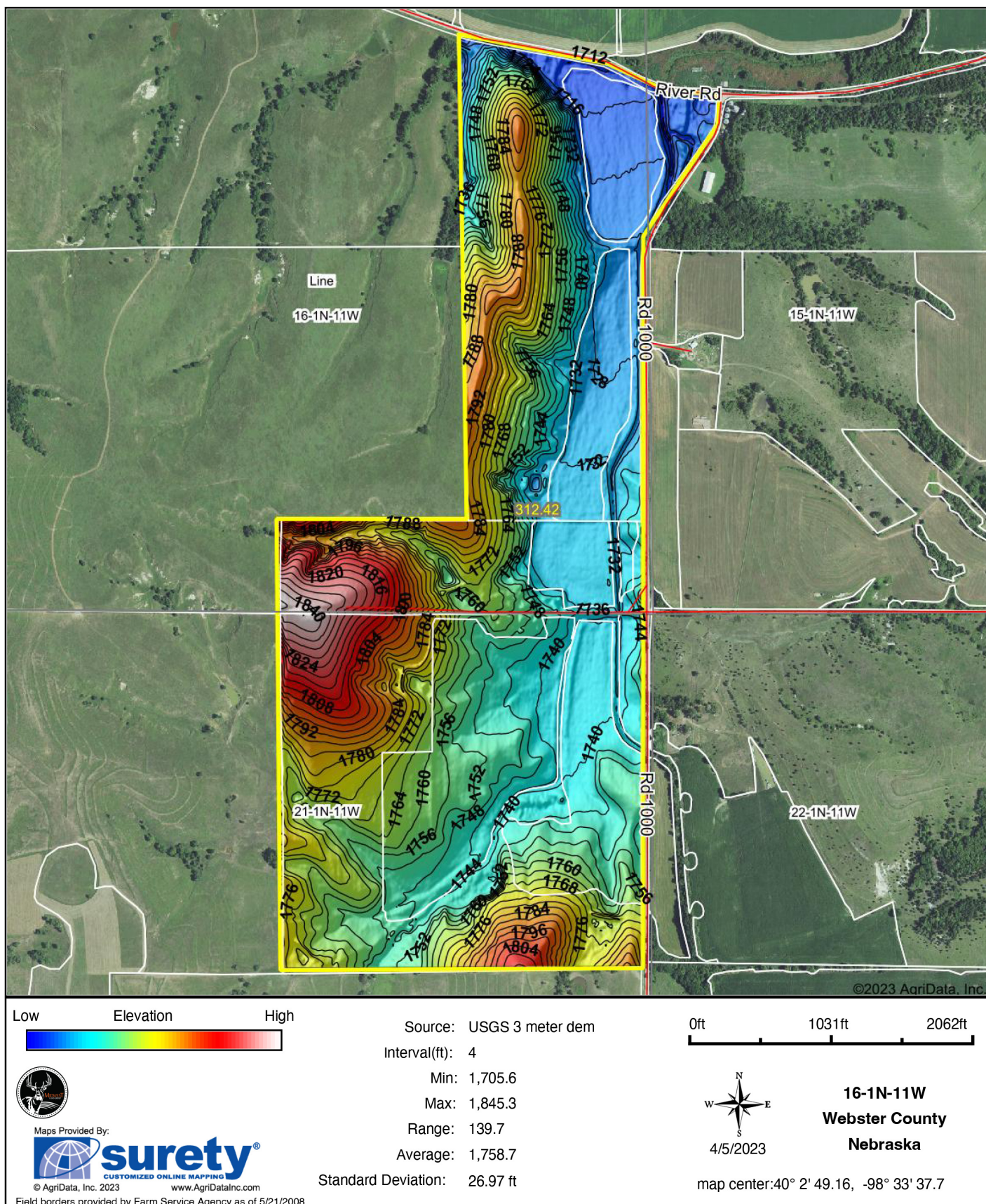
WATER THROUGHOUT



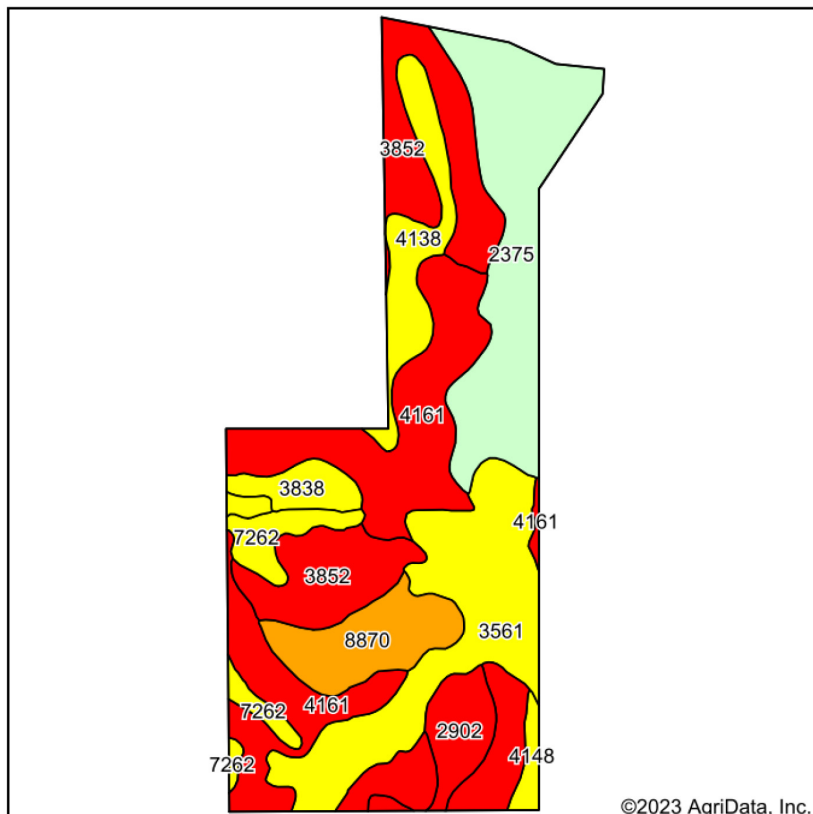
AERIAL MAP



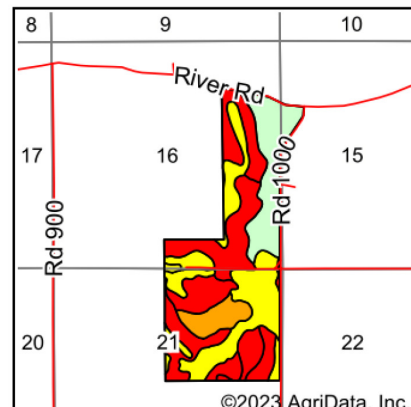
TOPOGRAPHY MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Webster**
 Location: **16-1N-11W**
 Township: **Line**
 Acres: **312.42**
 Date: **4/5/2023**



Maps Provided By:

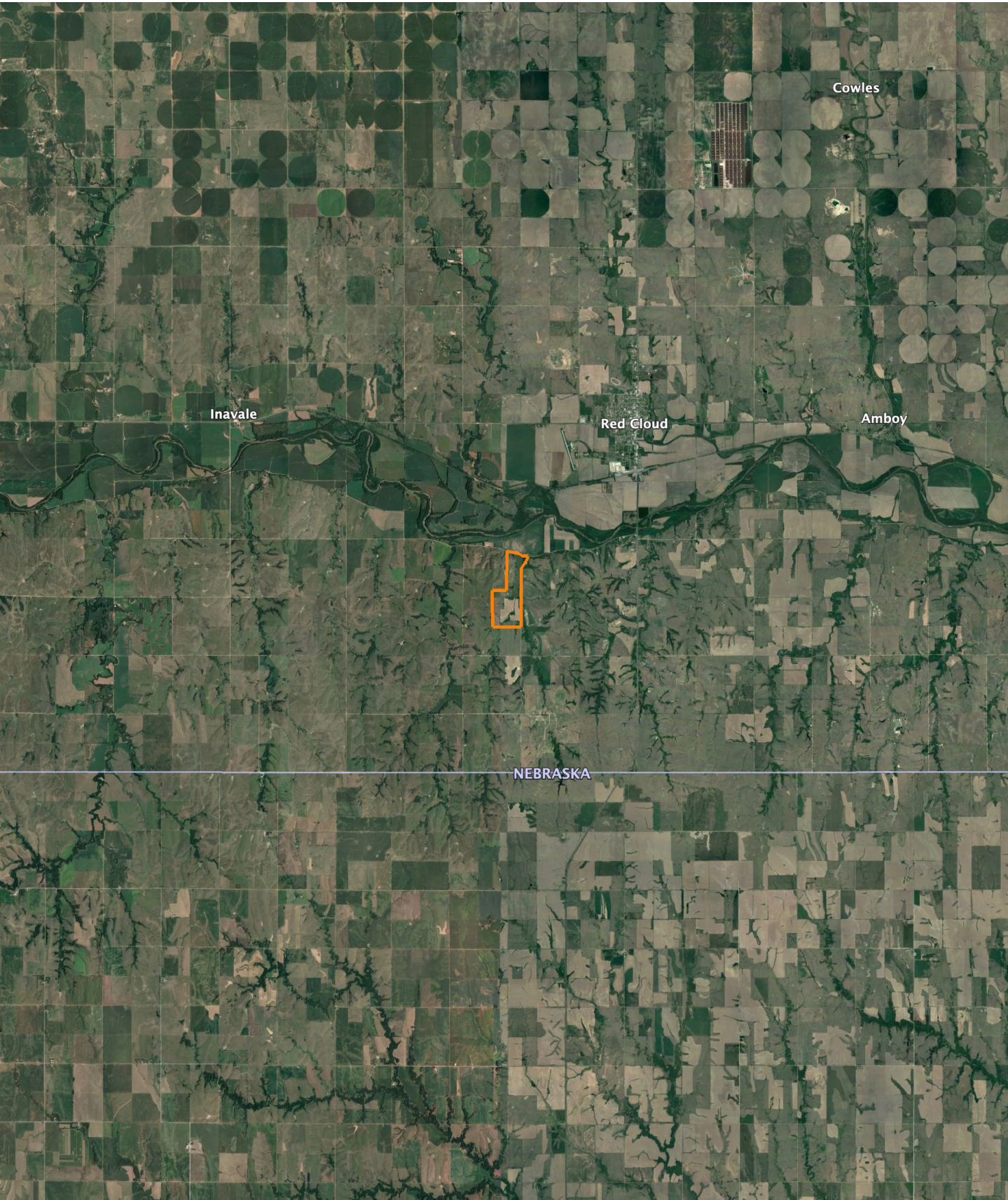
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Area Symbol: NE181, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4161	Kipson silt loam, 7 to 30 percent slopes	81.43	26.1%		Vls		1660	6				21	18	18	21	
2375	Roxbury silt loam, rarely flooded	56.31	18.0%		Ile	Ile	3513					76	51	41	76	9
3561	Hobbs silt loam, occasionally flooded	52.07	16.7%		Ilw	Ilw	4235	65				80	65	46	80	
3852	Geary and Hobbs soils	46.68	14.9%		Vle		3560	46				58	55	38	57	
8870	Hord silt loam, 1 to 3 percent slopes	20.76	6.6%		Ile	Ile	3188	72				76	60	49	76	
4138	Holdrege silt loam, 7 to 11 percent slopes	20.30	6.5%		IVe	IVe	3551	67				78	58	47	78	
2902	Wakeen silt loam, 3 to 11 percent slopes	11.98	3.8%		IVe	IVe	2307	11				44	32	28	44	
7262	Deroins soils, 6 to 11 percent slopes, severely eroded	11.61	3.7%		IVe	IVe	3000	66	1	30	18	51	51	43	50	
3838	Geary silt loam, 7 to 11 percent slopes	7.93	2.5%		IVe	IVe	3240	67				70	66	50	70	

OVERVIEW MAP



AGENT CONTACT

Agent Brady Rasmussen has a keen ability to connect and relate to landowners. To him, land is everything. Hunting, raising cattle, outfitting and farming – it seems that all of his favorite things are centered around land. Born in Kearney, Nebraska, Brady's appreciation of land comes from having grown up in a family that, for generations, farmed and ranched. He uses that same care and attention to detail with his clients, buyers and sellers alike.

Brady went to high school in Loup City in Central Nebraska before heading to Manhattan, Kansas, to earn a degree in Wildlife and Outdoor Enterprise Management from Kansas State University, where he studied wildlife biology, business, and hospitality. Prior to becoming a land agent, Brady pursued a career in outfitting, where he had a front-row view of all that land has to offer to such a variety of people. Interacting and connecting with the landowners became a passion for him, making land real estate a perfect fit.

With a strong background in bowhunting, outfitting hunts, farming and cattle work, Brady's been able to hone his skills by working hard. By being able to identify wildlife habitat types that lead to great hunting, he bears a great understanding of what makes for a great hunting property for any given species. If you're in the market to buy or sell land in Nebraska, be sure to give Brady a call!



BRADY RASMUSSEN, LAND AGENT

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