

MIDWEST LAND GROUP PRESENTS

77 ACRES IN

LANCASTER COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE FARM JUST OUTSIDE OF LINCOLN

Don't miss out on this one! This is a great farm for both producers and investors alike. Sitting less than three miles from the edge of Lincoln, this 77 acre farm presents a great opportunity to make a long-term investment with the benefit of owning a great farm in the present time. The new Highway 2 bypass was recently completed and is only 2.5 miles to the east making this an extremely convenient location. Yankee Hill Lake is just a 2 mile drive down the road, and you can be to Costco in less than 10 minutes if you were to build a house here!

There is very little waste ground on this farm, which allows for a high percentage of the ground to be usable. It has been lightly terraced in order to drain to the well-

maintained waterways. Field entrances are in great shape and allow for wide equipment to access the field. Power is ran along both road frontages, allowing for easy access to utilities. The average crop production index on this piece is 59, which is capable of producing many different crops.

The current tenant is in place until March 1st, 2025. There will be plenty of opportunity to cash rent this farm, or farm it yourself after the current lease expires. If you would like more information, have any questions, or would like to take a look at this great farm, contact Nate Key at (402) 795-1029.



PROPERTY FEATURES

PRICE: **\$1,270,115** | COUNTY: **LANCASTER** | STATE: **NEBRASKA** | ACRES: **77**

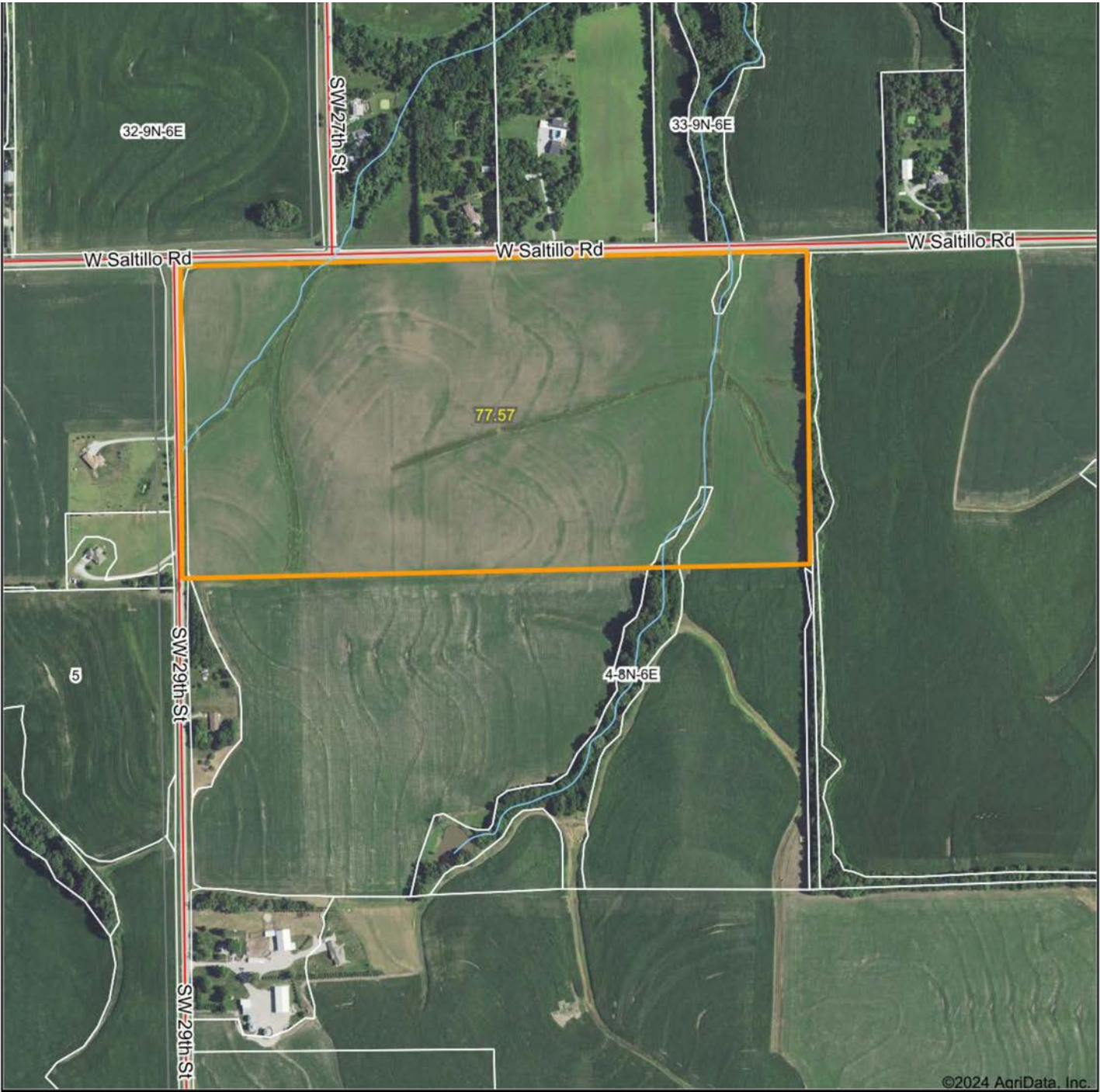
- Within 3 miles from the edges of Lincoln city limits
- 2.5 miles to new Highway 2 bypass
- 2.5 miles to Highway 77
- Clean, well-managed farm
- Saltillo road frontage
- 77 +/- tillable acres
- Lightly terraced
- Overall NCCPI of 59.2
- Ability to split into multiple buildable lots
- Great access



77 +/- TILLABLE ACRES



AERIAL MAP



Boundary Center: 40° 41' 44.39, -96° 45' 22.96

0ft 649ft 1297ft

4-8N-6E
Lancaster County
Nebraska



2/12/2024



Maps Provided By:

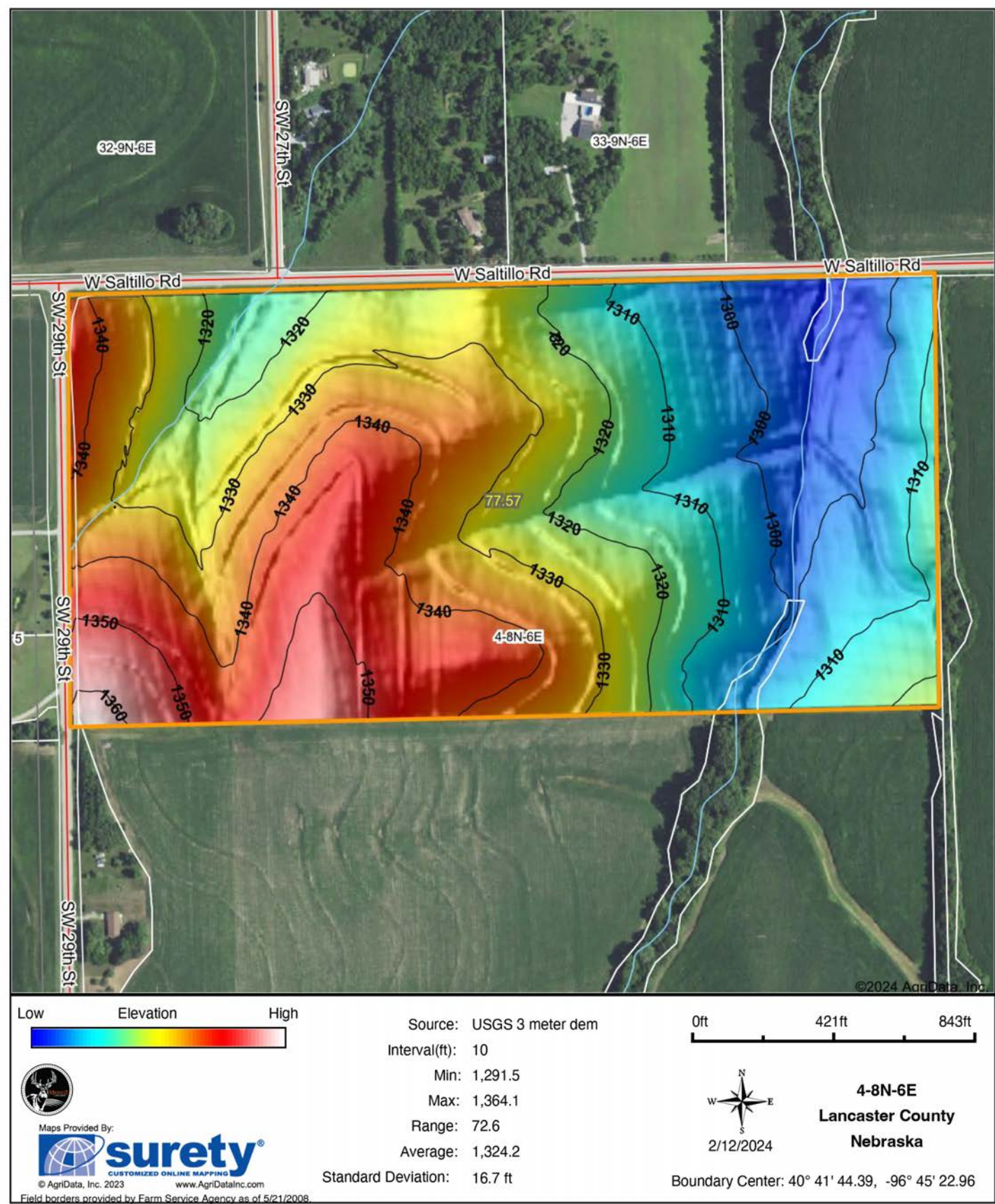


CUSTOMIZED ONLINE MAPPING

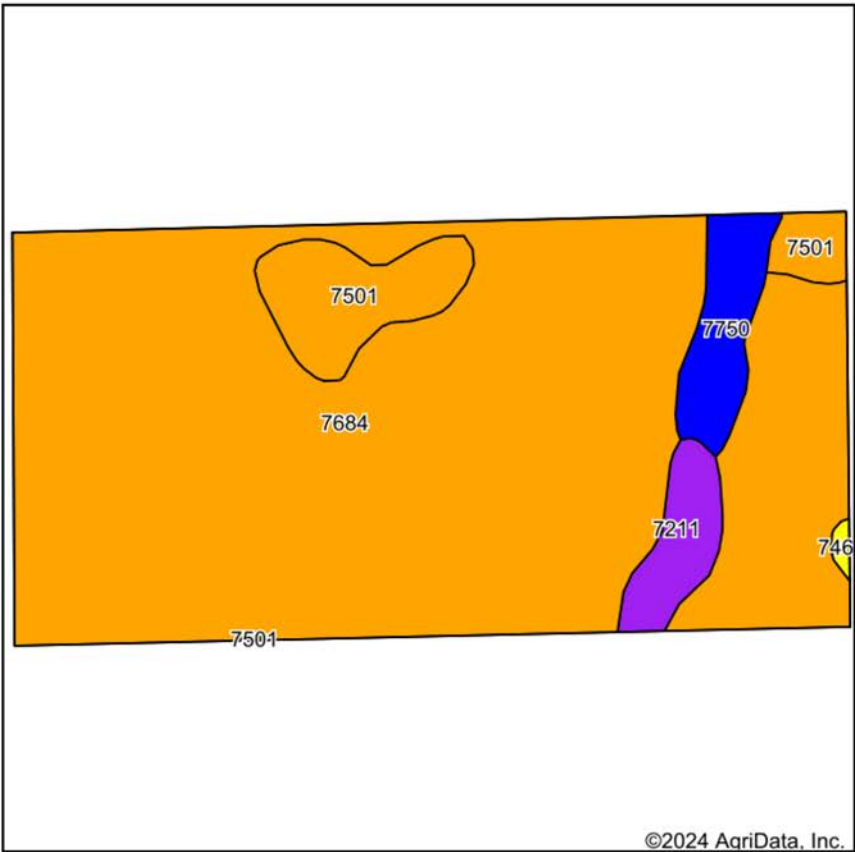
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Field borders provided by Farm Service Agency as of 5/21/2008.

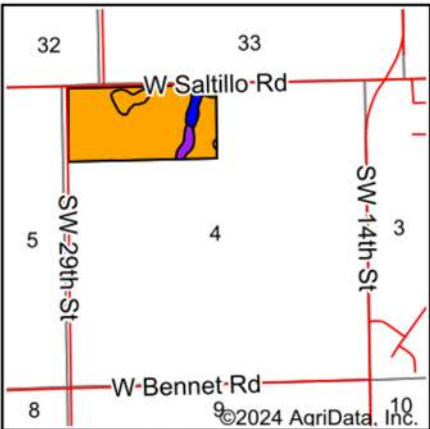
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Lancaster**
Location: **4-8N-6E**
Township: **Centerville**
Acres: **77.57**
Date: **2/12/2024**



Maps Provided By:
surety
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Area Symbol: NE109, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	66.43	85.6%		> 6.5ft.	IIIe	3832	59	55	59	50
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	5.34	6.9%		> 6.5ft.	IIIe	3883	46	38	45	39
7750	Nodaway silt loam, occasionally flooded	3.14	4.0%		> 6.5ft.	IIw	4160	93	93	69	91
7211	Burchard-Nodaway complex, 2 to 30 percent slopes	2.48	3.2%		> 6.5ft.	VIe	3200	50	49	39	45
7466	Otoe silty clay, 6 to 11 percent slopes, eroded	0.18	0.2%		> 6.5ft.	IVe	3750	54	52	54	49
Weighted Average						3.06	3828.4	*n 59.2	*n 55.2	*n 57.8	*n 50.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Nate Key possesses a deep-seated passion for land and a keen understanding of the fundamentals that underpin the creation of high-quality wildlife habitats. His expertise extends to establishing and maintaining food plots, managing and developing versatile, family-oriented recreational properties, and advocating for land conservation. Nate pairs this knowledge with a strong work ethic and an affable personality, bringing a sense of enthusiasm and trustworthiness to the land buying and selling process.

Raised in Lincoln, Nebraska, Nate attended Lincoln East High School before earning an Associate's Degree in Energy Generation from Southeast Community College—Milford Campus. His subsequent ten-year tenure as a control room operator at a local public power plant instilled in him the importance of precision and minimizing errors. This meticulous attention to detail translates into smooth, hassle-free transactions for his real estate clients.

A dedicated outdoorsman, Nate finds joy in a range of outdoor activities. His passions include bowhunting for a variety of game, from whitetails and turkey to elk and other western species, waterfowl hunting, and both traditional and bow fishing. He cherishes the time spent in the great outdoors with his wife, Katie, and son, Kayce, whether at their family cabin in Colorado, taking in the mountain vistas and trail riding, or at home on their acreage near Palmyra, NE.

When not at home, Nate can often be found in northwest Missouri or the sandhills, diligently planting food plots and managing family hunting farms alongside his father and father-in-law. Committed to conservation, he's a proud member of Ducks Unlimited, The Rocky Mountain Elk Foundation, Bowfishers of Nebraska, The National Deer Association, and The National Wild Turkey Federation. Nate's affable demeanor, land sales expertise, and dedication make him an approachable and trustworthy agent for your land sales needs.



NATE KEY,

LAND AGENT

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