

MIDWEST LAND GROUP PRESENTS

113.3 ACRES IN

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# RICHARDSON COUNTY NEBRASKA



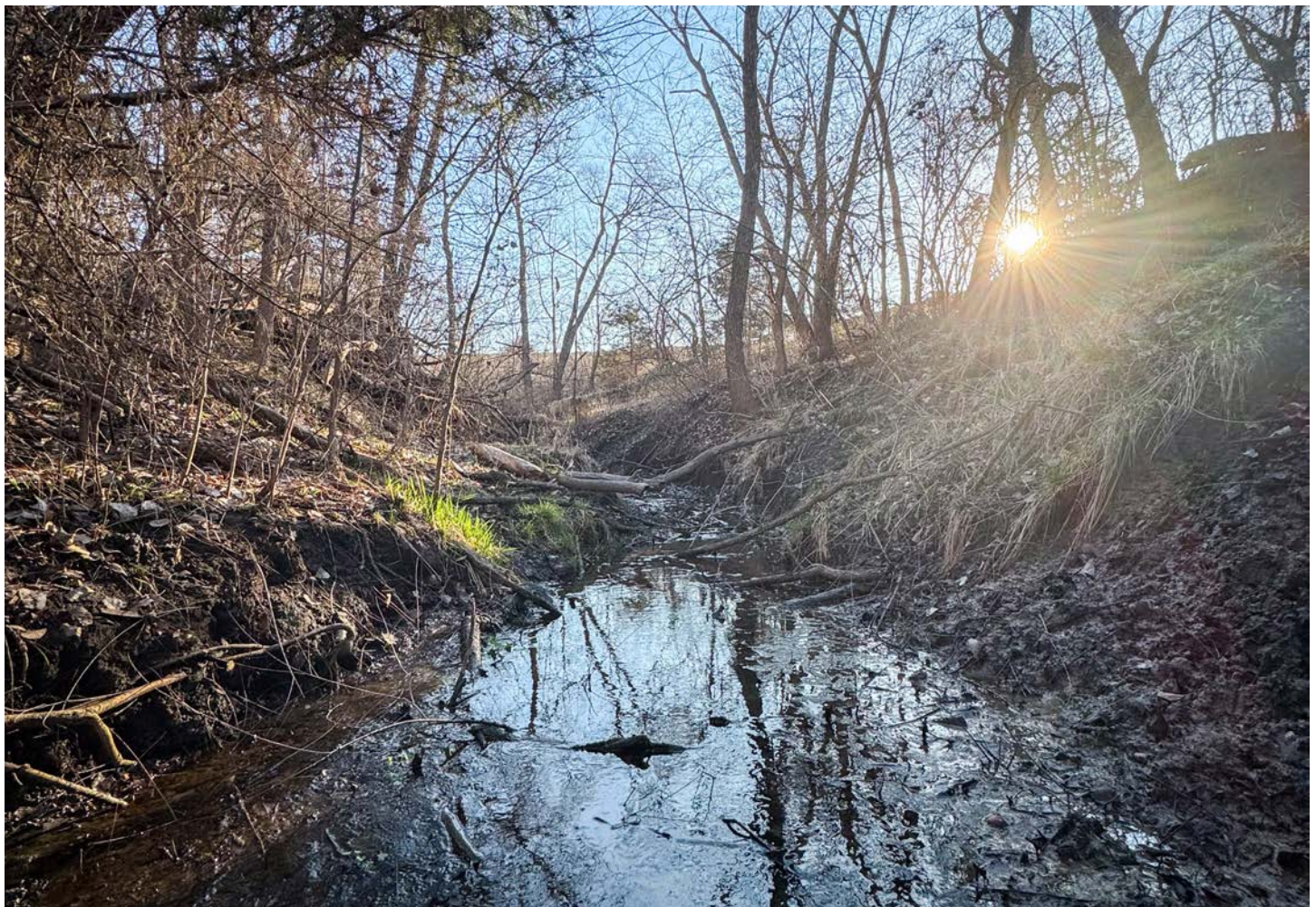
[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# NICE RICHARDSON COUNTY TILLABLE FARM

Here's a nice tillable farm located in north-central Richardson County! With 113.3 +/- acres sitting on a blacktop road, this farm provides nice access in a convenient location. Roughly 80 +/- acres are tillable, making this farm approximately 70% tillable. There are two field access points, one off of 644 Ave on the east side of the farm, and one off of 718 Rd on the south side of the farm. Being just 14 miles from Auburn and 18 miles from Falls City, there are plenty of amenities nearby. Stella and Shubert are just minutes away offering

quick access to grain markets as well as a close place to grab a bite to eat. If hunting is your thing, this property shows great promise for both deer and turkey hunting. If you know Nebraska, you know Richardson County offers some of the finest whitetail hunting that Nebraska has to offer. If you aren't looking to hunt it yourself, a hunting lease is sure to add extra value to the property. Don't miss out on this great farm, give Nate Key a call at (402) 795-1029 with any questions or to schedule your own private showing!



# PROPERTY FEATURES

PRICE: **\$988,033** | COUNTY: **RICHARDSON** | STATE: **NEBRASKA** | ACRES: **113.3**

- 70% tillable
- Blacktop road frontage
- Great field access
- Good hunting
- Income producing
- 2023 taxes approximately \$2,939
- 14 miles to Auburn
- 18 miles to Falls City



# 113.3 +/- ACRES

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# BLACKTOP ROAD FRONTAGE

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70% TILLABLE

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# AERIAL MAP

## Aerial Map



Company:   
 Address:   
 Address:   
 Phone:

Date Ordered:

Invoice Number:

Customer/Sub-Contractor:

Address:

Address:

Phone:

Owner/Operator:

Address:

Address:

Phone:

Field ID:

Crop:

Mapped Acres: 116.04

Actual Acres:

Airport:

Heading/Distance:

### Field Notes:



Richardson, NE

Boundary Center:  
 40° 14' 11.74, -95° 45' 8



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Pest	Product (Supplier)	EPA Reg. #	A.I.	Rate	Unit	Carrier	Total	Unit
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

REI: 0 Hour(s) - Rainfast Time: Not Set - Protective Clothing Required:

Logs:  Date of Application:  Start Time:  End Time:  Acres Applied:

Applicator:  Temperature:   Clear  Partly Cloudy  Cloudy

Applicator's ID:  Wind Speed:  Wind Direction:  Desired Wind:

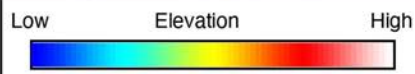
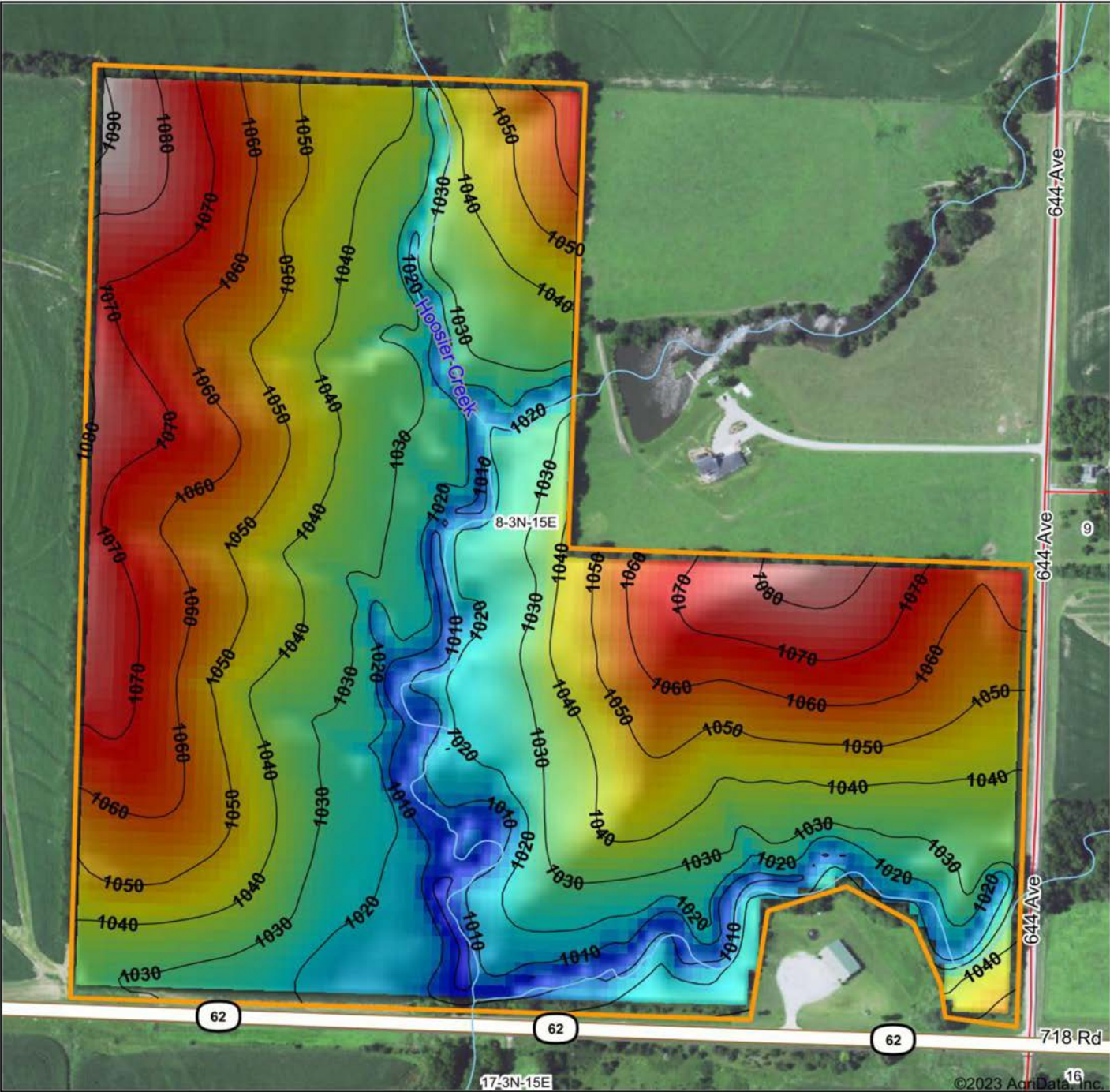
Logs:  Date of Application:  Start Time:  End Time:  Acres Applied:

Applicator:  Temperature:   Clear  Partly Cloudy  Cloudy

Applicator's ID:  Wind Speed:  Wind Direction:  Desired Wind:

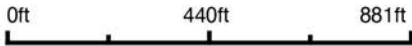
Field borders provided by Farm Service Agency as of 5/21/2008.

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 997.5  
 Max: 1,092.0  
 Range: 94.5  
 Average: 1,042.0  
 Standard Deviation: 19.52 ft



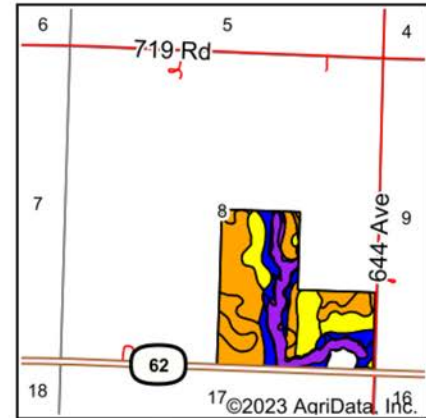
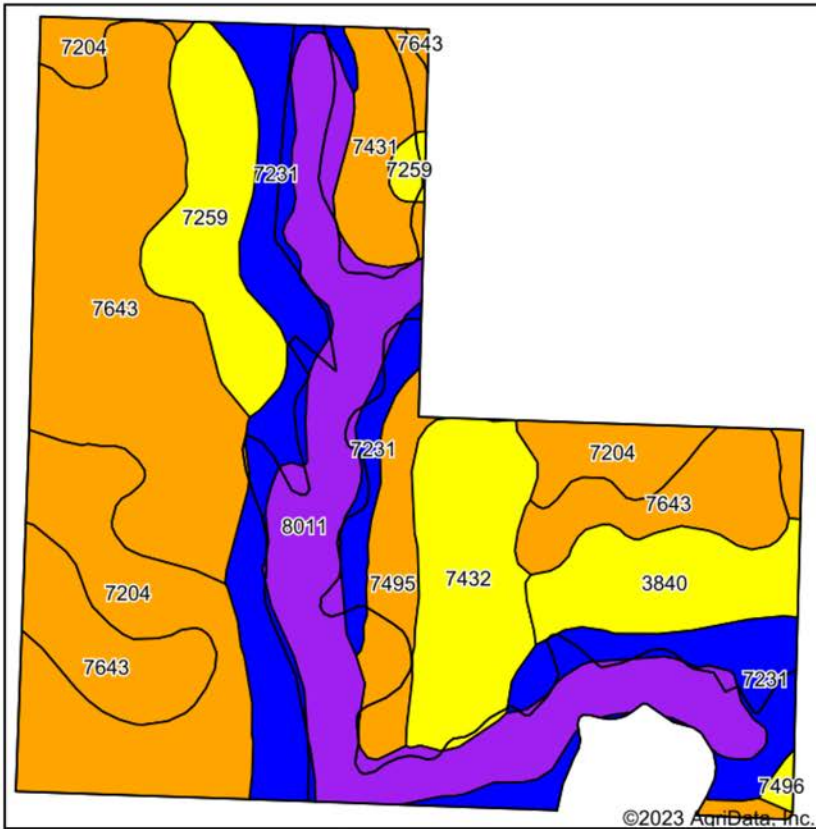
7/13/2023

**8-3N-15E**  
**Richardson County**  
**Nebraska**

Boundary Center: 40° 14' 11.9, -95° 45' 8.13

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# SOIL MAP



State: **Nebraska**  
 County: **Richardson**  
 Location: **8-3N-15E**  
 Township: **West Muddy**  
 Acres: **116.04**  
 Date: **7/14/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: NE147, Soil Area Version: 21

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
7643	Yutan silty clay loam, 3 to 11 percent slopes, eroded	29.62	25.5%		> 6.5ft.	IIle	4000	59	59	52	56
8011	Ida soils, 30 to 60 percent slopes	19.15	16.5%		> 6.5ft.	VIIe	3325	19	19	14	13
7231	Judson silt loam, 2 to 6 percent slopes	17.70	15.3%		> 6.5ft.	Ile	4224	79	79	64	70
7204	Aksarben silty clay loam, 6 to 11 percent slopes, eroded	16.70	14.4%		> 6.5ft.	IIle	3825	63	63	57	55
7432	Morrill soils, 6 to 11 percent slopes, severely eroded	9.17	7.9%		> 6.5ft.	IVe	3400	57	57	49	47
7259	Deroin silty clay loam, 6 to 11 percent slopes, severely eroded	8.08	7.0%		> 6.5ft.	IVe	3900	67	67	54	56
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	6.34	5.5%		> 6.5ft.	IVe	3825	70	70	57	63
7495	Pawnee and Mayberry clay loams, 3 to 11 percent slopes, eroded	4.74	4.1%		> 6.5ft.	IIle	3748	48	46	45	43
7431	Morrill soils, 6 to 11 percent slopes, eroded	4.23	3.6%		> 6.5ft.	IIle	3400	62	62	53	54
7496	Pawnee and Mayberry clay loams, 6 to 11 percent slopes, eroded	0.31	0.3%		> 6.5ft.	IVe	3788	47	46	45	41
<b>Weighted Average</b>								<b>*n 56.7</b>	<b>*n 56.6</b>	<b>*n 48.2</b>	<b>*n 49.9</b>

\*n: The aggregation method is "Weighted Average using all components"

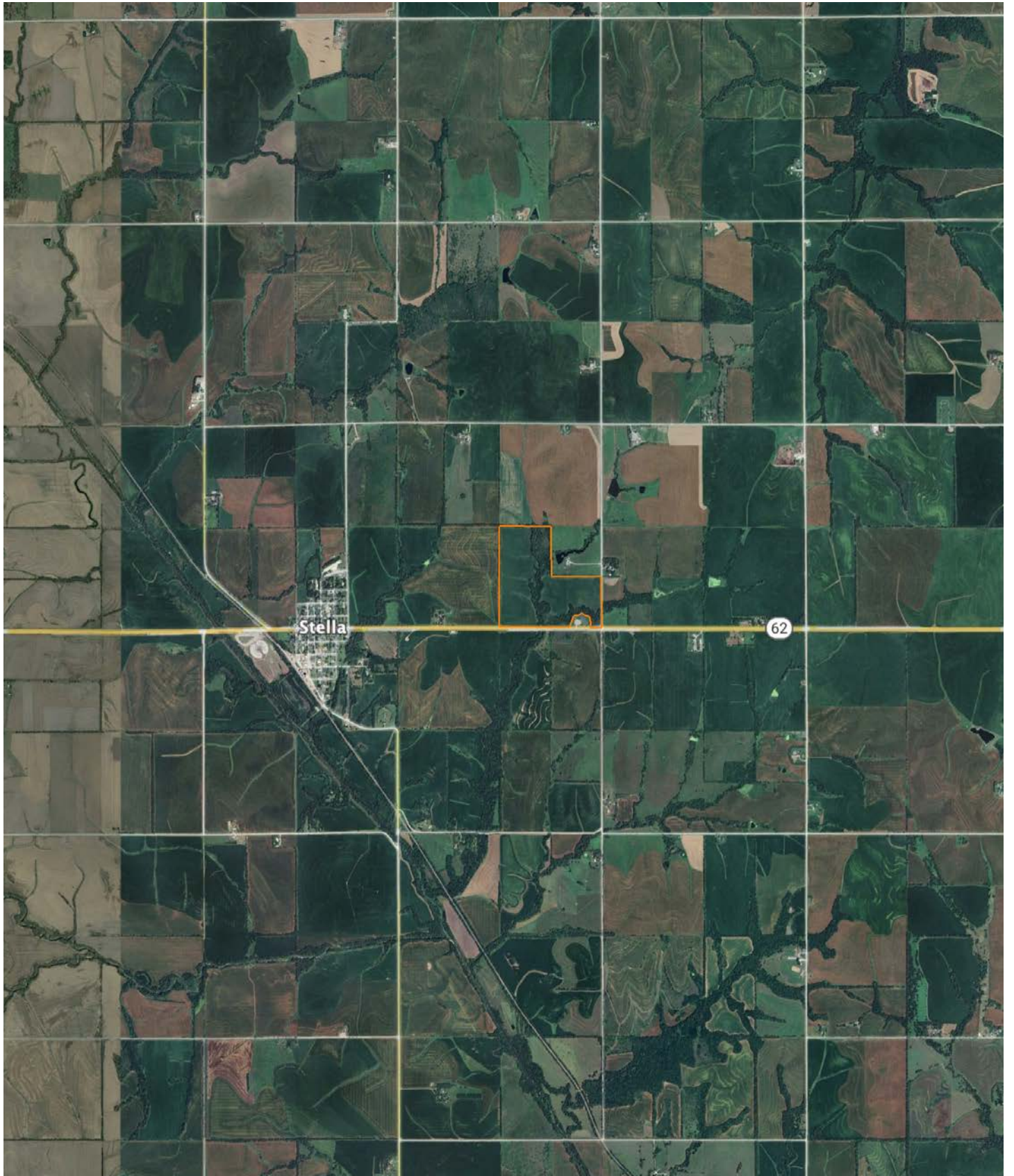
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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  
**402.795.1029**  
NKey@MidwestLandGroup.com



**MidwestLandGroup.com**

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