

MIDWEST LAND GROUP PRESENTS

130 ACRES IN

SEWARD COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TOP NOTCH SEWARD COUNTY, NEBRASKA DRYLAND FARM

This super clean Seward County, Nebraska farm lies just north of the interstate on 210th and Holdredge Road, close to Milford, Seward, and Lincoln. At 130 acres, this premium dryland tract offers almost 100% tillable acres with well-maintained terraces and only one small waterway on the north end. The farm is currently in hay production but could easily be brought back to a row crop rotation, as it has been exceptionally maintained

over the years. The four-strand barbed wire fence follows the entire perimeter of the farm, and the water hydrant in the southeast corner makes this farm ready to run cattle on stalks or its current grass stand. A clean tillable tract like this is hard to find in Seward County, so don't miss out on this one! Call today to schedule a private tour!



PROPERTY FEATURES

PRICE: **\$1,118,000** | COUNTY: **SEWARD** | STATE: **NEBRASKA** | ACRES: **130**

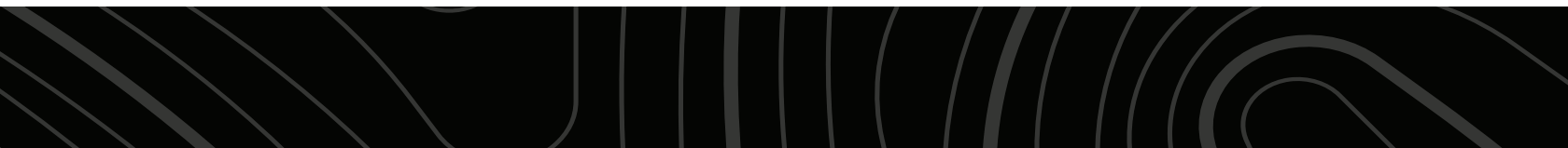
- Located at 210th and Holdredge Road
- Close to Milford, Seward, and Lincoln
- Almost 100% tillable acres
- Well-maintained terraces
- Currently in hay production
- Previously in row crop production
- Complete four-strand barbed wire perimeter fencing
- Water hydrant in the southeast corner
- Ready for cattle on stalks or grass



EXCEPTIONALLY MAINTAINED

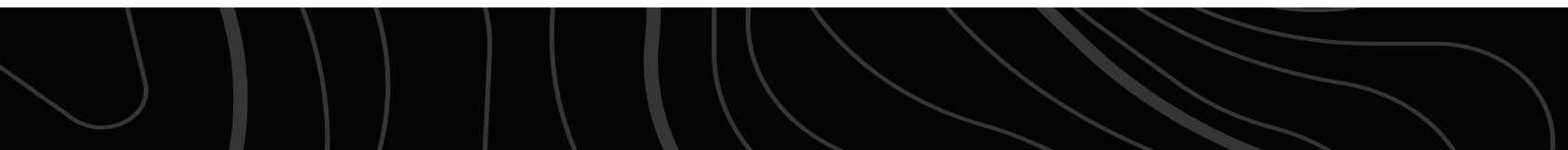


CLOSE TO MILFORD, SEWARD, AND LINCOLN



PREMIUM DRYLAND TRACT

At 130 acres, this premium dryland tract offers almost 100% tillable acres with well-maintained terraces and only one small waterway on the north end.

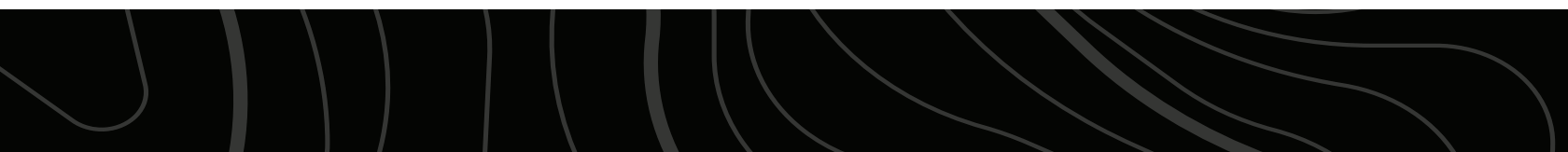


HAY PRODUCTION

The farm is currently in hay production but could easily be brought back to a row crop rotation, as it has been exceptionally maintained over the years.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 49' 56.5, -97° 0' 39.35

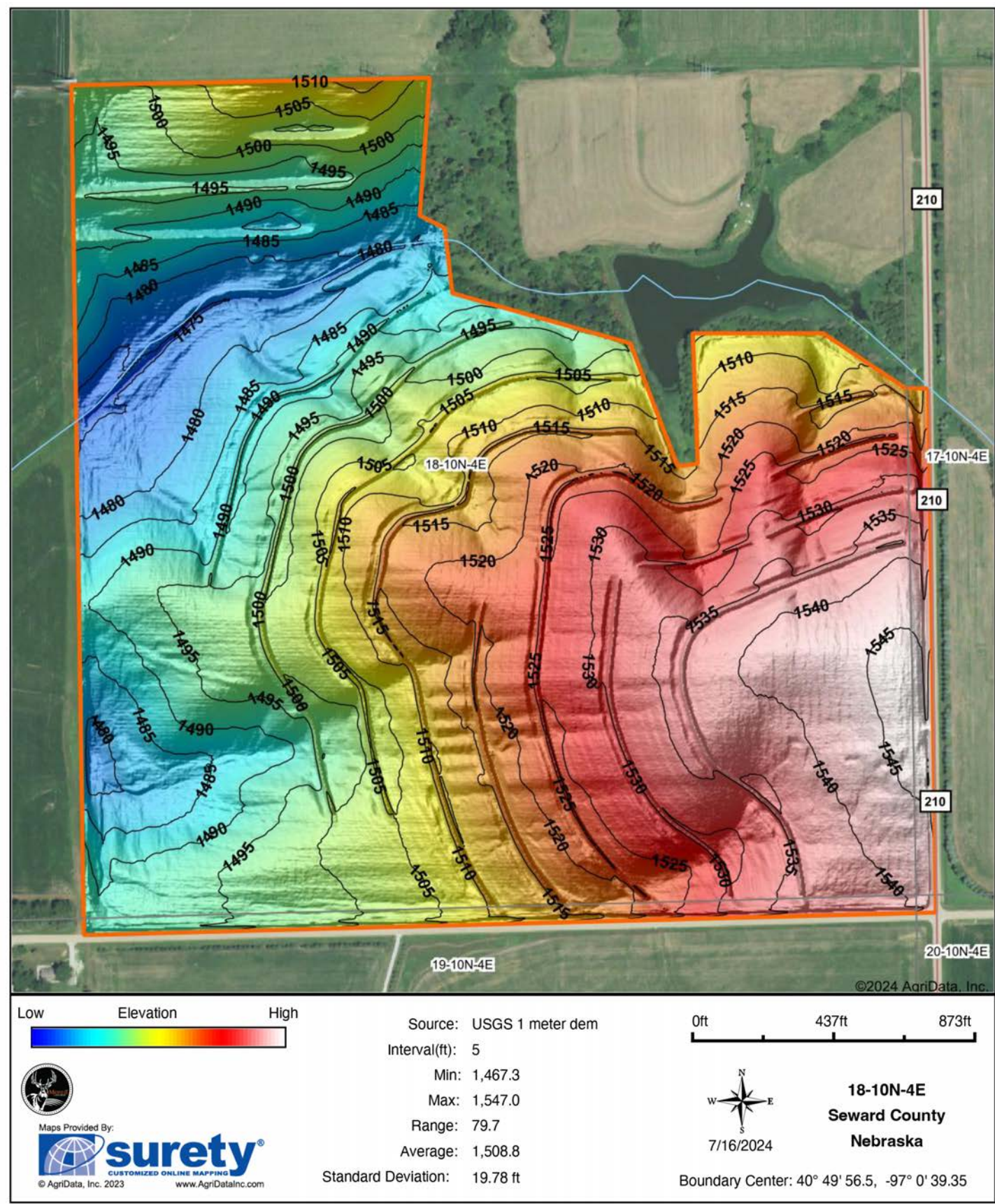
18-10N-4E
Seward County
Nebraska

0ft 767ft 1534ft

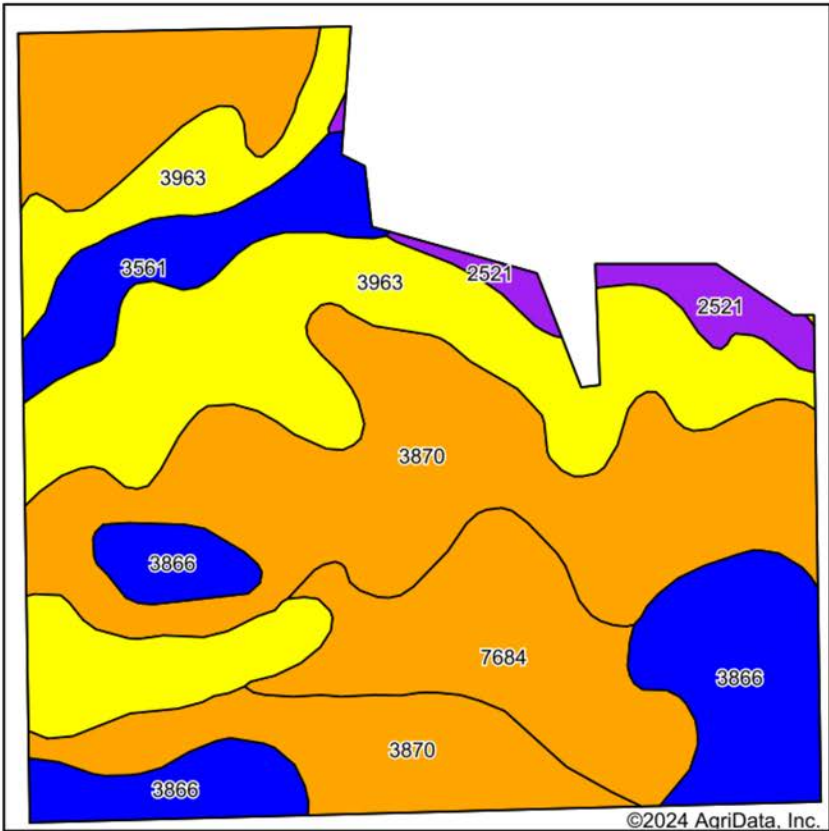


7/16/2024

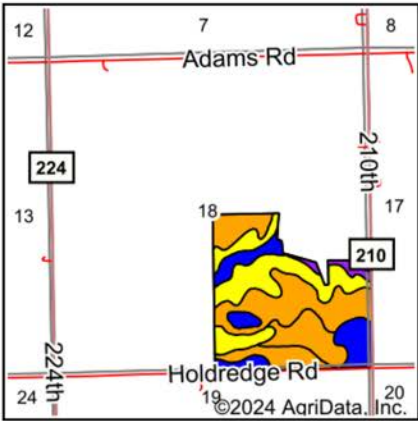
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Seward**
Location: **18-10N-4E**
Township: **Precinct I**
Acres: **130.12**
Date: **7/16/2024**



Maps Provided By:



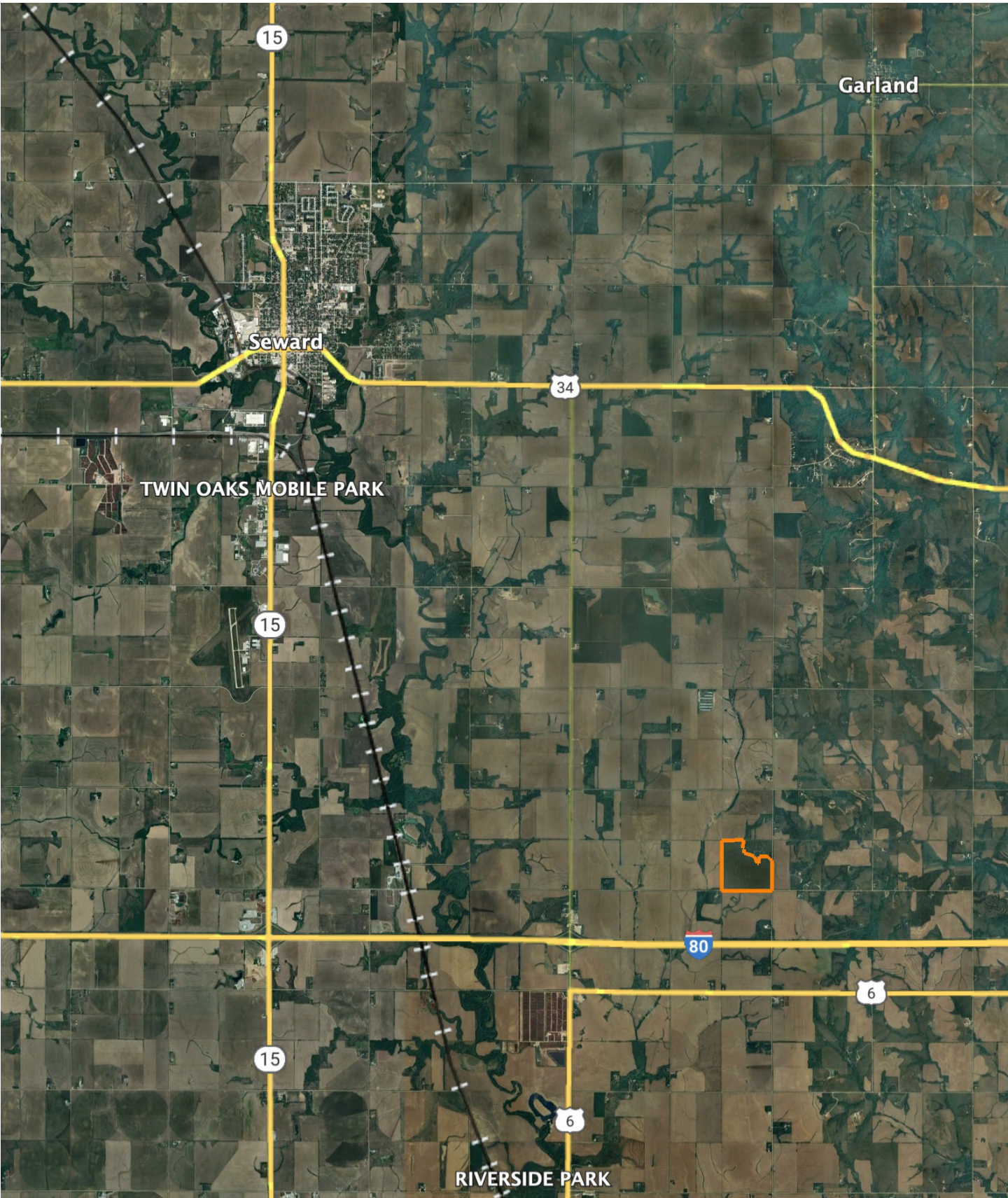
Area Symbol: NE159, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	52.52	40.3%		IIIe	IIIe	3727		58	57	57	58
3963	Hastings silty clay loam, 7 to 11 percent slopes, severely eroded	36.03	27.7%		IVe	IVe	3900	4	55	54	55	53
3866	Hastings silt loam, 1 to 3 percent slopes	16.51	12.7%		Ile	Ile	3807		67	62	62	67
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	14.64	11.3%		IIIe	IVe	3832		59	55	59	50
3561	Hobbs silt loam, occasionally flooded	6.79	5.2%		IIw	IIw	4235		80	65	60	80
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	3.63	2.8%		VIe		3351		56	47	44	56
Weighted Average					3.18	*-	3812.9	1.1	*n 59.5	*n 56.7	*n 57.1	*n 57.9

*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.

OVERVIEW MAP



AGENT CONTACT

Jake Crnkovich loves the outdoors. From farming and ranching to serious trophy hunting and management practices, Jake's experiences have set him up to be a model land agent. His outdoor career started by managing the Archery and Hunting Shop at Scheels. From there, he took a sales position with an outdoor and ag equipment company before finally becoming a land agent. At Midwest Land Group, Jake is able to bring his knowledge and passion for the outdoors to the very people who seek it. Raised in Ashland, between Omaha and Lincoln on the Platte River, Jake went to Ashland-Greenwood High School and the University of Nebraska at Lincoln. Today, he lives in Ashland with his wife, Nicole, their two daughters, Mackenna and Natallie, and three dogs.

When not building selling land, Jake enjoys spending time bowhunting, waterfowl hunting, competing in archery and bowfishing tournaments, fishing, airboating, dog training, camping, and enjoying sports with his family. A member of Ducks Unlimited, Bowfishers of Nebraska, Bowfishing Association of America, Nebraska Bowhunters Association, and the Sportsman's Alliance, Jake is an expert at precision bow tuning (from setup to shooter training) and excels at dissecting properties to find the best usage for the different seasons. With his diverse background in sales and customer service, Jake is able to quickly relate and cater to anyone who shares his passion for the outdoors. If this sounds like you, be sure to give Jake a call.



JAKE CRNKOVICH,
LAND AGENT

402.670.0504

JCrnkovich@MidwestLandGroup.com



MidwestLandGroup.com

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