

MIDWEST LAND GROUP PRESENTS

310 ACRES IN

BURT COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CENTRAL FLYWAY WILDLIFE HAVEN WITH GREAT ROI

Investors and hunters take notice! These two adjoining Burt County, Nebraska quarters present the perfect combination of income-producing acres and great hunting opportunities in the Missouri River bottoms. With roughly 310 acres in total, the south quarter offers all previously irrigated farmland and is currently enrolled in the CRP program through 2026, providing phenomenal habitat for the resident dove, pheasant, quail, and even deer populations. An all-electric well and pivot system remain with the farm but have not been run since enrolling in CRP. At expiration, this farm can return to top-notch bottomland irrigated acres or re-enroll it in CRP to keep the habitat and easy income stream!

The north quarter encompasses roughly 150 acres and has been perpetually enrolled in the Wetland Reserve Program. This short quarter has all the potential to be

a premier waterfowl destination, sitting just over a mile from the Missouri River in a historically prominent flyway for migrating doves, ducks, and geese. The irrigation well can be used to fill the established wetland areas, along with a berm and floodgate system already in place to help control the flow of water on and off the property. With a little dirt work and the addition of blinds, you can make this your own waterfowl paradise. For the upland enthusiast, a strong population of wild pheasants live in the area and has been bolstered by a local controlled shooting operation acting as a tenant on a short-term lease agreement. The current tenant follows the WRP guidelines providing for food plot opportunities as a food source for the resident wildlife. Don't miss out on this rare opportunity to earn a great ROI while enjoying your own hunting paradise!



PROPERTY FEATURES

PRICE: **\$1,200,000** | COUNTY: **BURT** | STATE: **NEBRASKA** | ACRES: **310**

- 310 +/- acre production farm and WRP in Burt County, Nebraska
- One mile from the Missouri River between Tekamah and Decatur
- Historically prominent waterfowl flyway
- Two adjoining quarters offering irrigated tillable acres and WRP
- Irrigated south quarter currently enrolled in CRP through 2026
- All-electric well and pivot system remains with the farm
- North quarter enrolled in perpetual WRP easement
- Phenomenal habitat for upland birds, waterfowl, and deer
- Irrigation well can be used to fill the wetland areas
- Berm and floodgate system in place to control water flow
- Strong population of pheasants, deer, and waterfowl in the area
- Food plots in place for resident wildlife



310 +/- ACRE PRODUCTION FARM AND WRP



ONE MILE FROM THE MISSOURI RIVER



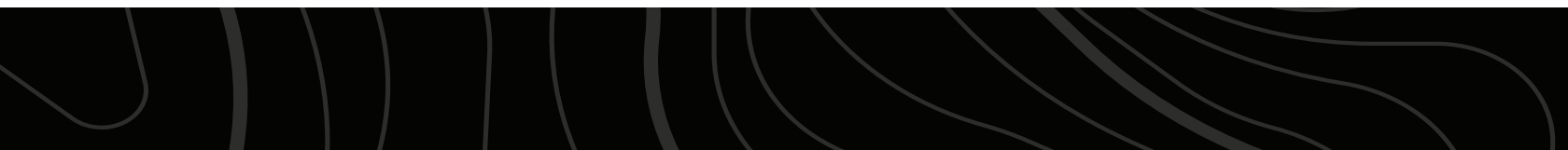
HISTORICALLY PROMINENT WATERFOWL FLYWAY



IRRIGATED SOUTH QUARTER



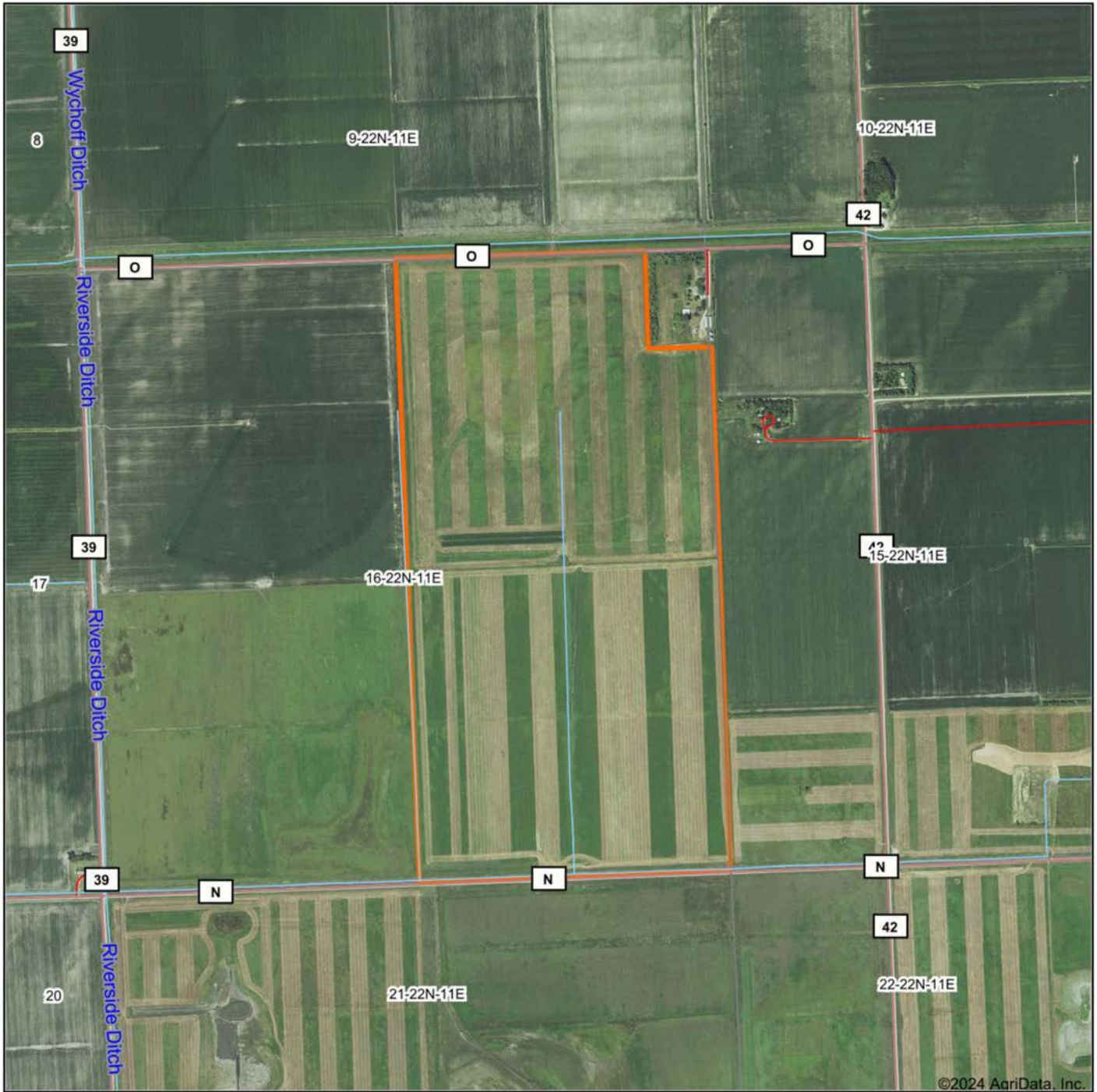
FOOD PLOTS IN PLACE



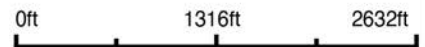
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 41° 52' 48.71, -96° 10' 40.71



16-22N-11E
Burt County
Nebraska



Maps Provided By:

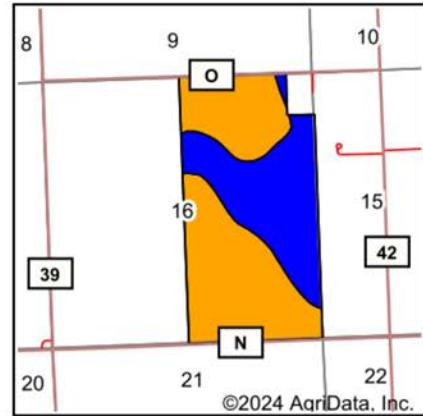
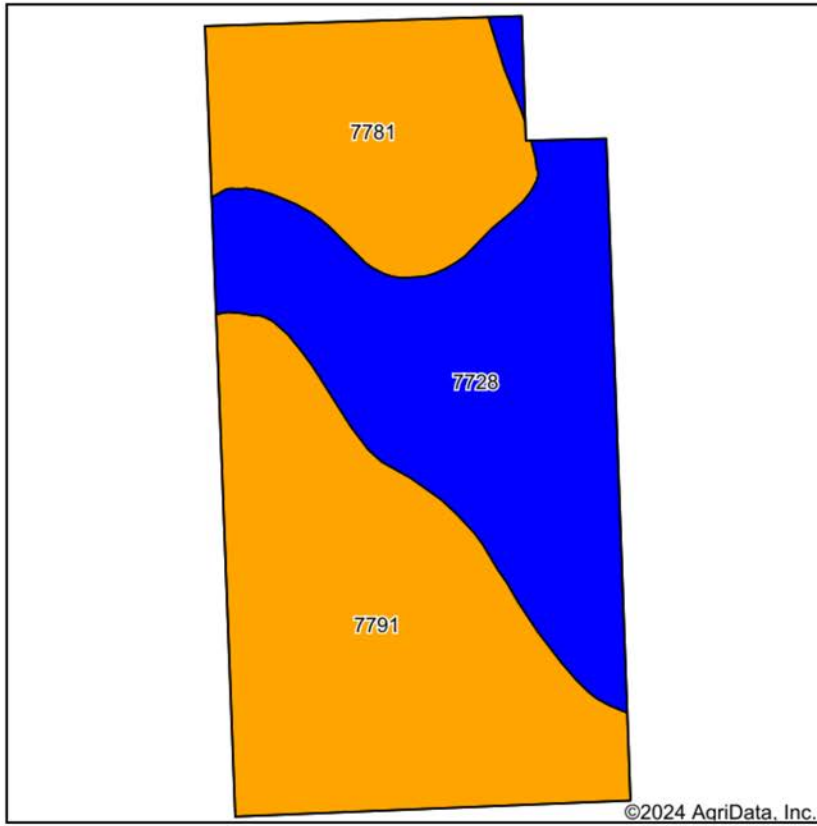


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8/29/2024

SOILS MAP



State: **Nebraska**
 County: **Burt**
 Location: **16-22N-11E**
 Township: **Riverside**
 Acres: **310**
 Date: **8/29/2024**



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

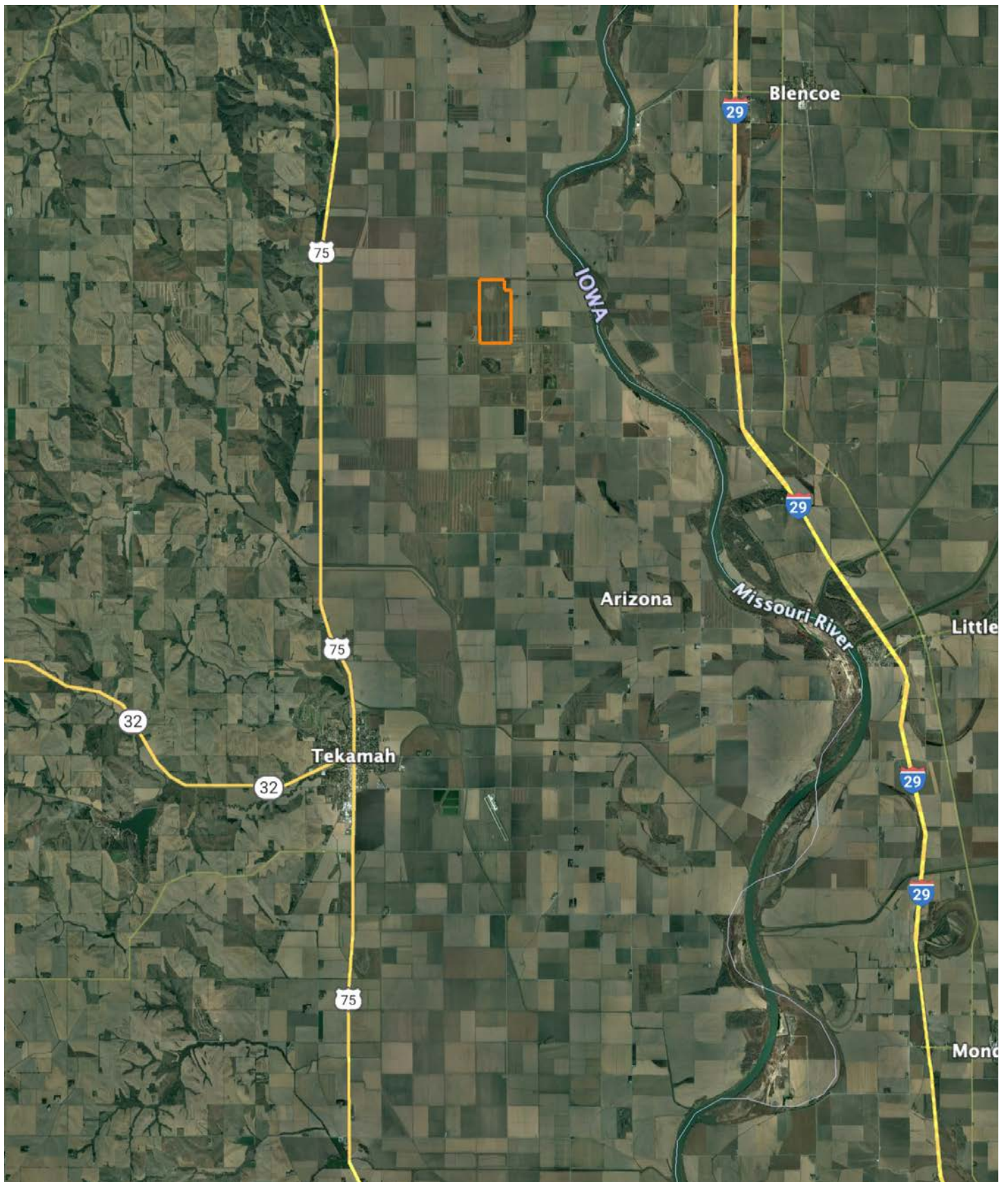
Area Symbol: NE021, Soil Area Version: 22

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
7791	Luton silty clay, rarely flooded	127.15	41.1%		Illw	Illw	3300	4	51	27	31	51
7728	Blencoe silty clay loam, rarely flooded	115.76	37.3%		Ilw	Ilw	0	4	68	61	55	68
7781	Forney silty clay, rarely flooded	67.09	21.6%		Illw	Illw	0	4	49	28	30	49
Weighted Average					2.63	2.63	1353.5	4	*n 56.9	*n 39.9	*n 39.7	*n 56.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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