

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

WEBSTER COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTH CENTRAL NEBRASKA FARM WITH TOP NOTCH HUNTING

If you have been looking for an exceptional Nebraska hunting farm, this is the one! This farm has a great deer history, with numerous mature bucks being harvested on it and the farms surrounding it. The perfect balance of cover and crops provides many pinch points and stand locations for the die-hard whitetail hunter. The creek on the property is spring-fed, providing a year round water source for the local wildlife. This farm sits less than 3 miles from the Kansas state line, and is in an isolated area that allows for bucks to grow to maturity.

Not only is the deer hunting incredible, but the turkey hunting is world-class. This farm was one of the original

release sites of the wild turkey when the game and parks were attempting to establish populations around the state. The population remains strong and the turkey hunting is about as good as it gets.

There are 28 tillable acres open for the 2025 growing season. This allows the opportunity for some customization of the farm. A new buyer could explore enrolling in CRP, putting in food plots, keeping it in production, or a little bit of all three! Call land agent Nate Key at (402) 499-5759 to schedule a private showing or for additional information.



PROPERTY FEATURES

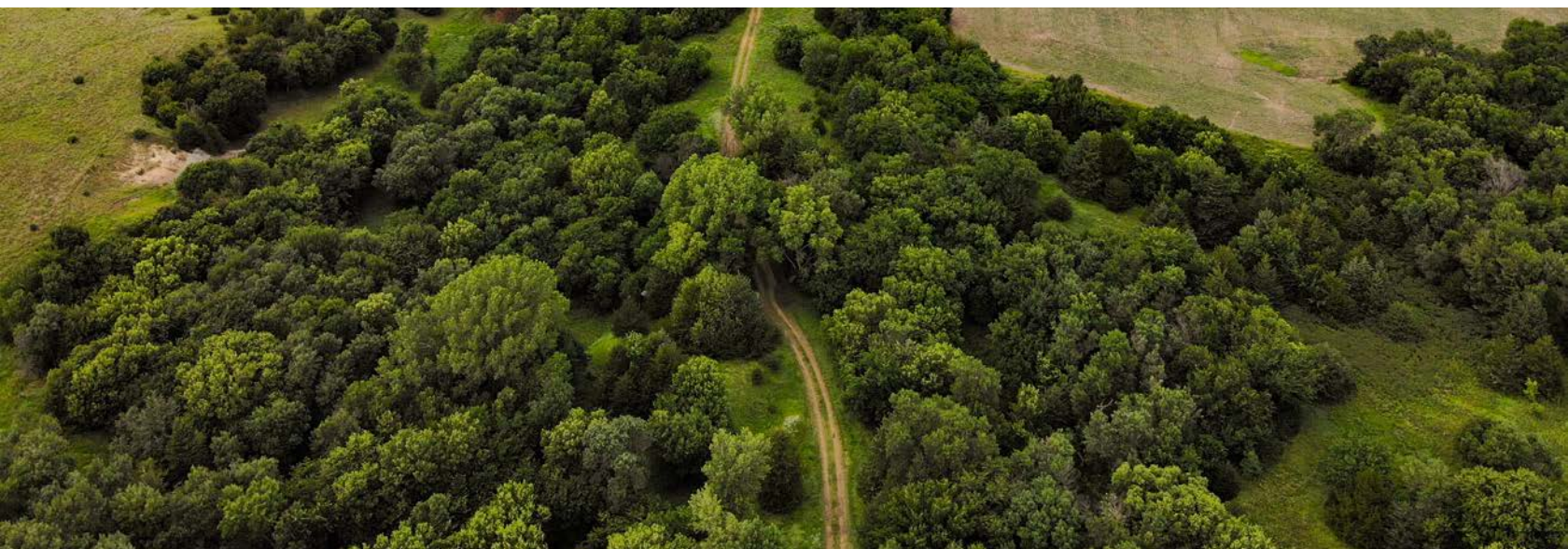
PRICE: **\$400,000** | COUNTY: **WEBSTER** | STATE: **NEBRASKA** | ACRES: **80**

- 28 tillable acres
- Excellent deer hunting
- World-class turkey hunting
- An original reintroduction site of the wild turkey
- Spring fed creek
- Less than 3 miles from the Kansas state line
- Good access
- Mature timber
- Good deer history
- 12-mile drive from Red Cloud, NE



EXCELLENT HUNTING

This farm has a great deer history, with numerous mature bucks being harvested on it and the farms surrounding it. The perfect balance of cover and crops provides many pinch points and stand locations for the die-hard whitetail hunter. Not only is the deer hunting incredible, but the turkey hunting is world-class.



GOOD ACCESS



SPRING-FED CREEK



28 TILLABLE ACRES

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ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 2' 38.08, -98° 41' 35.63



Maps Provided By:



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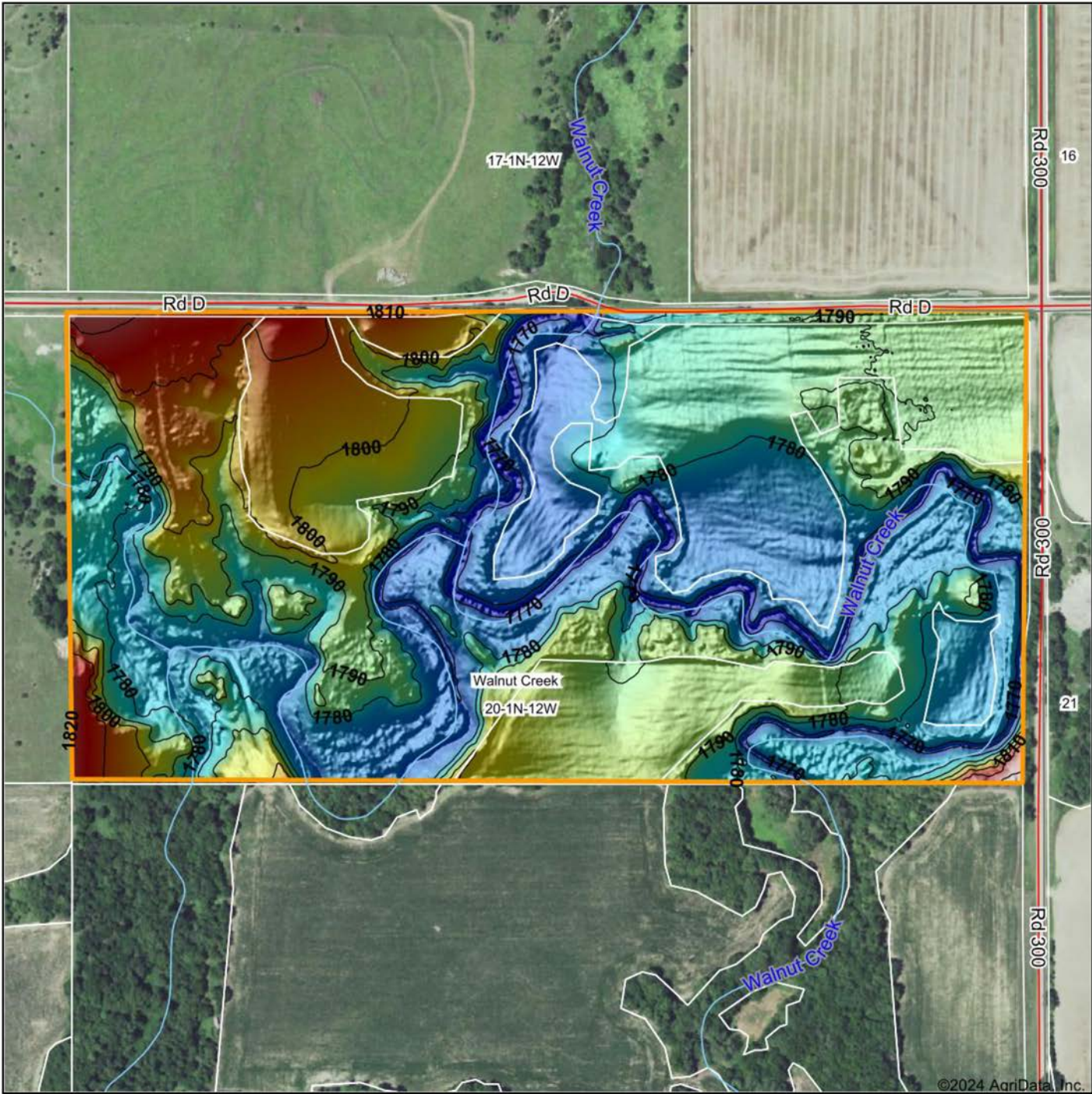
20-1N-12W
Webster County
Nebraska

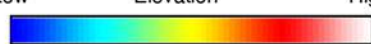
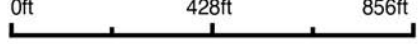




7/11/2024

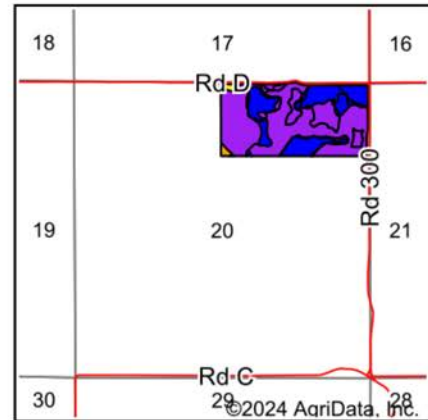
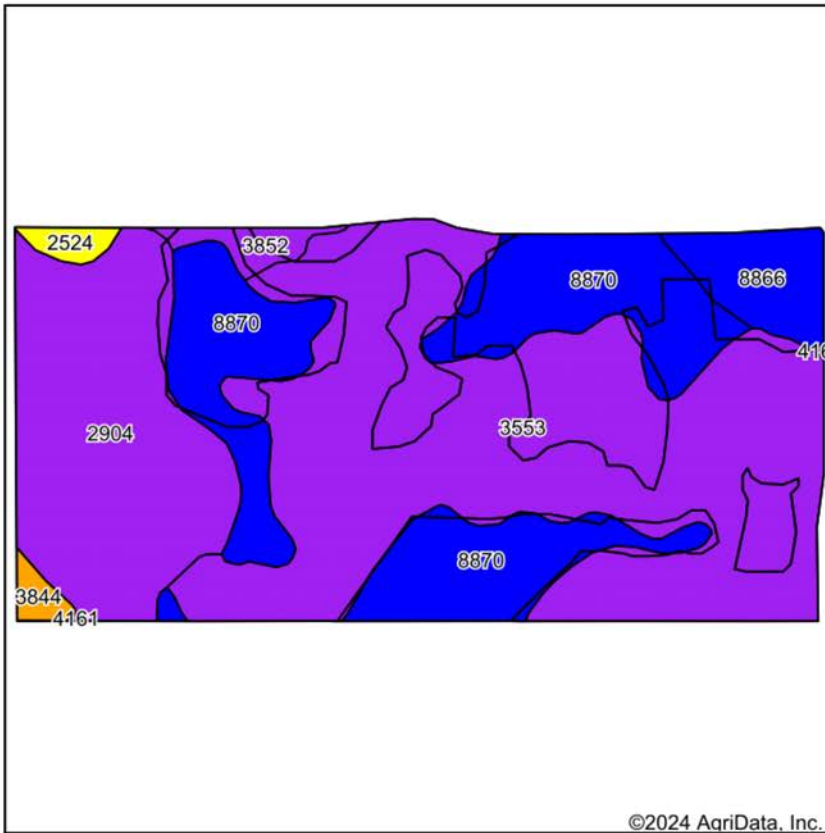
Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



<p>Low Elevation High</p> 	<p>Source: USGS 1 meter dem Interval(ft): 10 Min: 1,764.5 Max: 1,831.9 Range: 67.4 Average: 1,785.8 Standard Deviation: 12.01 ft</p>	<p>0ft 428ft 856ft</p> 
 <p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008</p>		 <p>7/11/2024</p> <p>20-1N-12W Webster County Nebraska</p> <p>Boundary Center: 40° 2' 38.08, -98° 41' 35.63</p>

SOILS MAP



State: **Nebraska**
 County: **Webster**
 Location: **20-1N-12W**
 Township: **Walnut Creek**
 Acres: **77.39**
 Date: **7/11/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

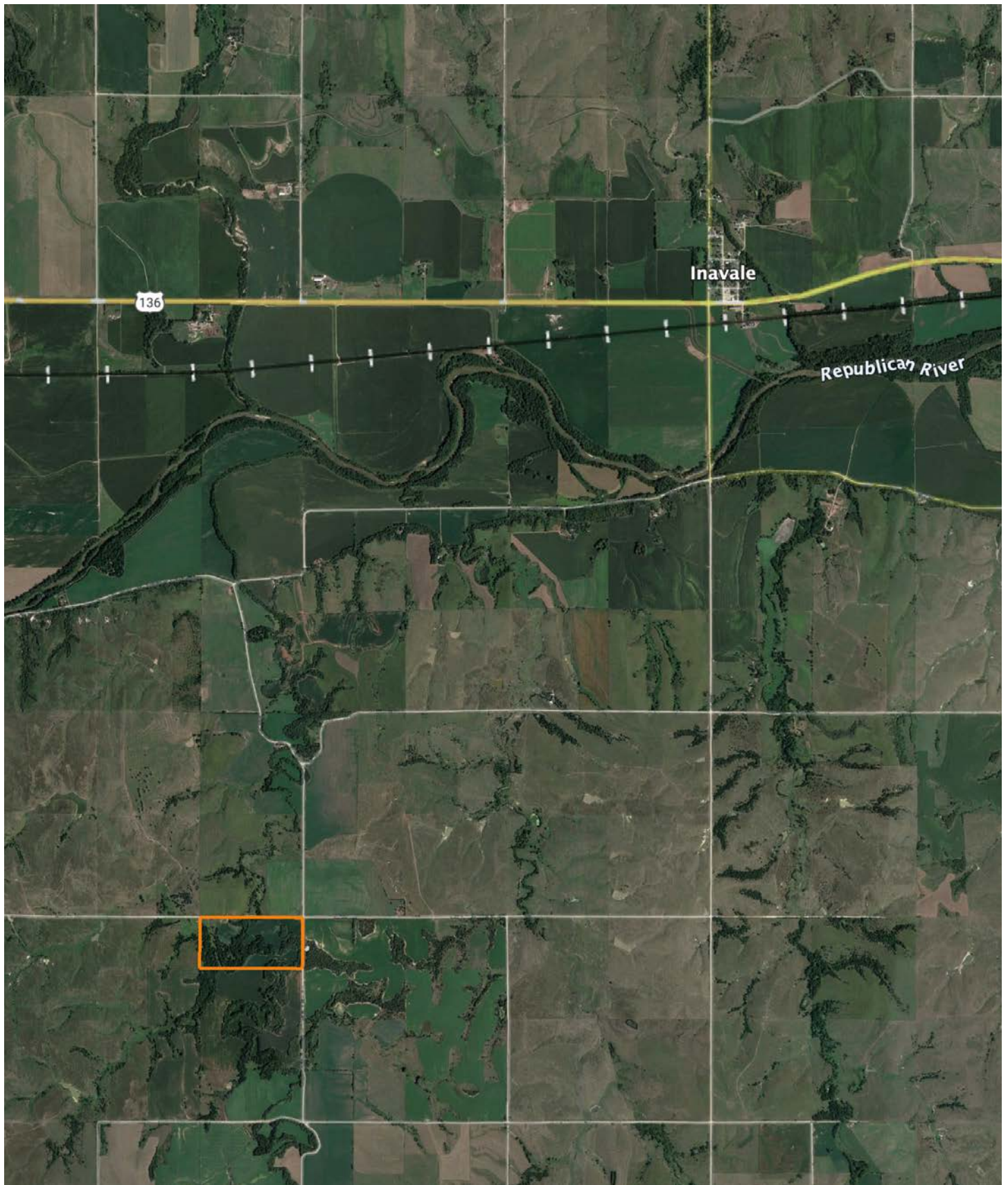
Area Symbol: NE181, Soil Area Version: 23

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	
3553	Hobbs silt loam, frequently flooded	37.60	48.6%		> 6.5ft.	Vlw	4235	56	49	47	56	
8870	Hord silt loam, 1 to 3 percent slopes	18.64	24.1%		> 6.5ft.	Ile	3188	76	60	63	76	
2904	Wakeen silt loam, 11 to 30 percent slopes	15.67	20.2%		2.3ft. (Paralithic bedrock)	Vle	2605	37	28	31	36	
8866	Hord silt loam, 0 to 1 percent slopes, warm	3.16	4.1%		> 6.5ft.	Ilc	3762	79	62	64	79	
3852	Geary and Hobbs soils	1.08	1.4%		> 6.5ft.	Vle	3560	57	54	48	56	
2524	Coly silt loam, 3 to 11 percent slopes	0.65	0.8%		> 6.5ft.	IVe	2231	70	53	51	70	
3844	Geary silt loam, 3 to 7 percent slopes	0.59	0.8%		> 6.5ft.	Ille	4085	71	68	65	71	
Weighted Average							4.83	3606.1	*n 58.2	*n 48.2	*n 48.5	*n 57.9

*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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