

MIDWEST LAND GROUP PRESENTS



309 ACRES
GAGE COUNTY, NE

South 41 Road, Beatrice, Nebraska, 68310



MIDWEST LAND GROUP IS HONORED TO PRESENT

309 +/- ACRE TILLABLE FARM IN GAGE COUNTY, NEBRASKA

Midwest Land Group proudly presents this coveted Gage County farm consisting of two tracts totaling 309 +/- acres. This listing is for both tracts. The property consists of a high percentage of quality tillable acres with approximately 245 +/- acres currently in row crop production. There are approximately 23 +/- that were taken out of CRP in June 2024 and are ready to farm. Whether you want to expand your local farming operation or invest in an income-producing rural farm, this is a piece not to overlook. These tracts are conveniently located 2.5 miles east of Beatrice and 3 miles north of US Highway 136. Both parcels also lie less than a mile off the blacktop.

A long-term and local tenant has farmed the properties for several years and is under a lease agreement through the 2025 crop year. Soil types include primarily Pawnee complex, Otoe silty clay loam, and Wymore silty clay loam. The neighborhood has an abundance of wildlife as well as privacy and seclusion. Both properties showed signs of whitetail deer with rubs and scrapes along the tree lines.

Contact Rudy Vrtiska at (402) 801-1742 for more information or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$2,156,820** | COUNTY: **GAGE** | STATE: **NEBRASKA** | ACRES: **309**

- 309 +/- total acres
- 245 +/- acres currently in row crop production
- 23 +/- acres taken out of CRP in June 2024
- Weighted average of 3.6
- NCCPI average of 57
- Cash rent lease through 2025
- 15 minutes from Beatrice
- 2023 taxes: \$12,900



245 +/- ACRES OF ROW CROP

The property consists of a high percentage of quality tillable acres with approximately 245 +/- acres currently in row crop production. There are approximately 23 +/- that were taken out of CRP in June 2024 and are ready to farm.



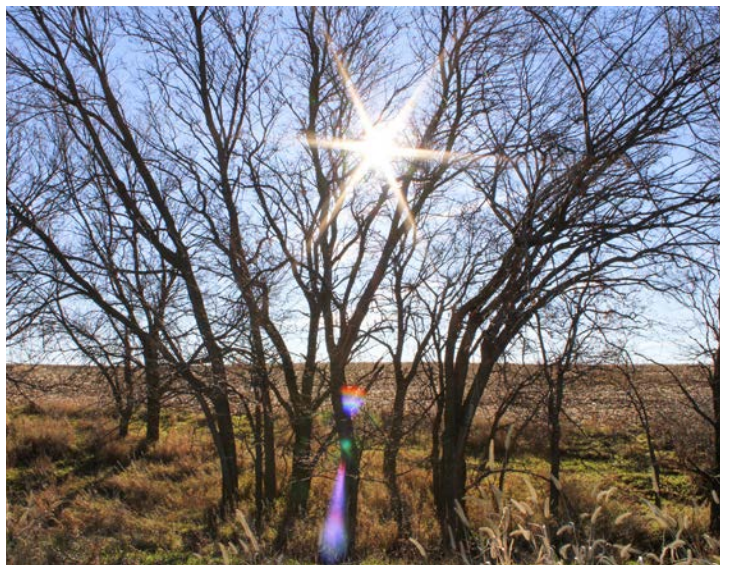
POND



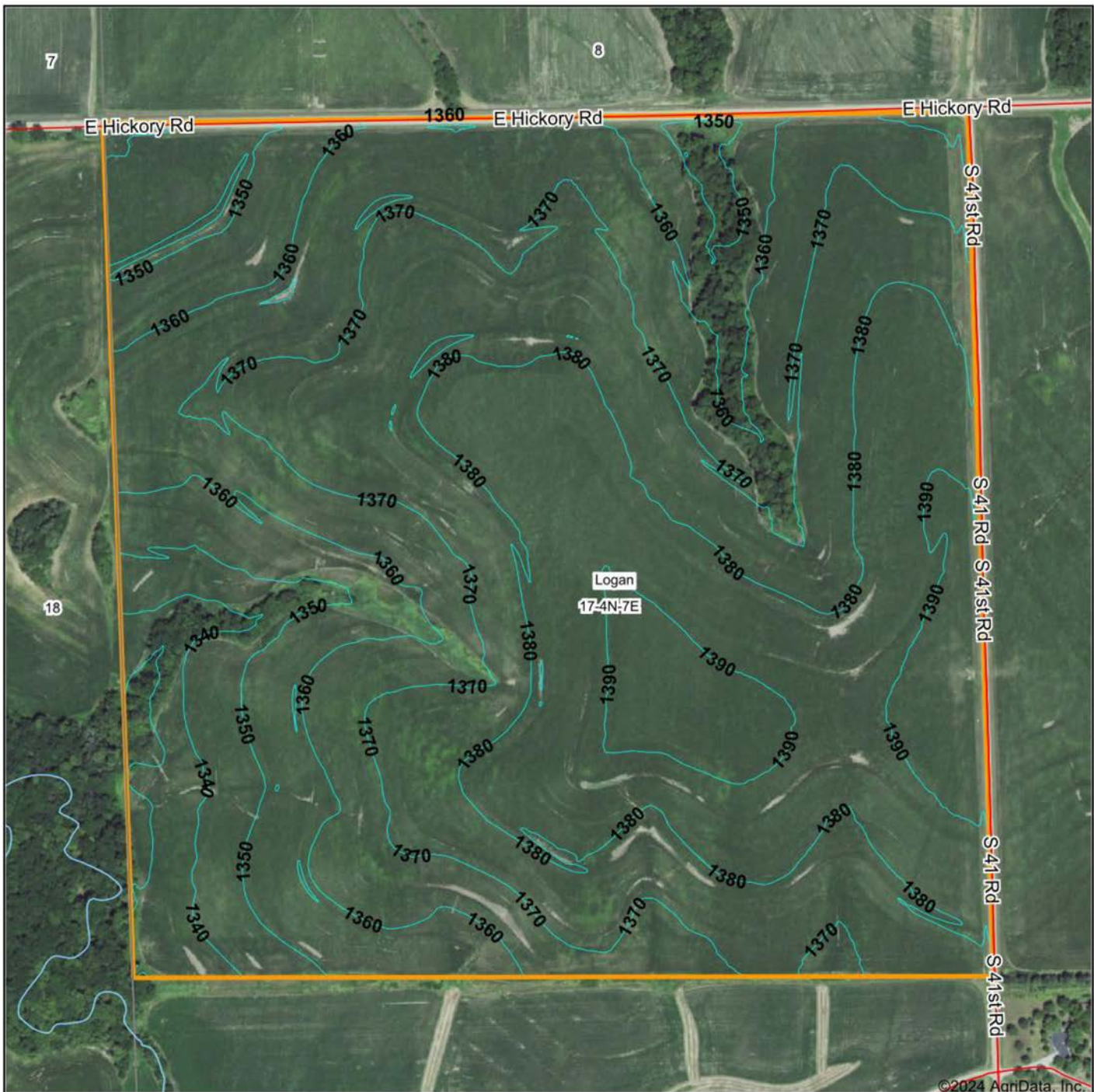
CASH RENT LEASE THROUGH 2025



ADDITIONAL PHOTOS



TOPOGRAPHY MAP - TRACT 1

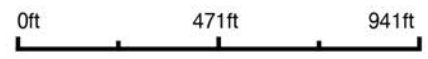


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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10.0
 Min: 1,314.1
 Max: 1,399.7
 Range: 85.6
 Average: 1,369.8
 Standard Deviation: 14.8 ft

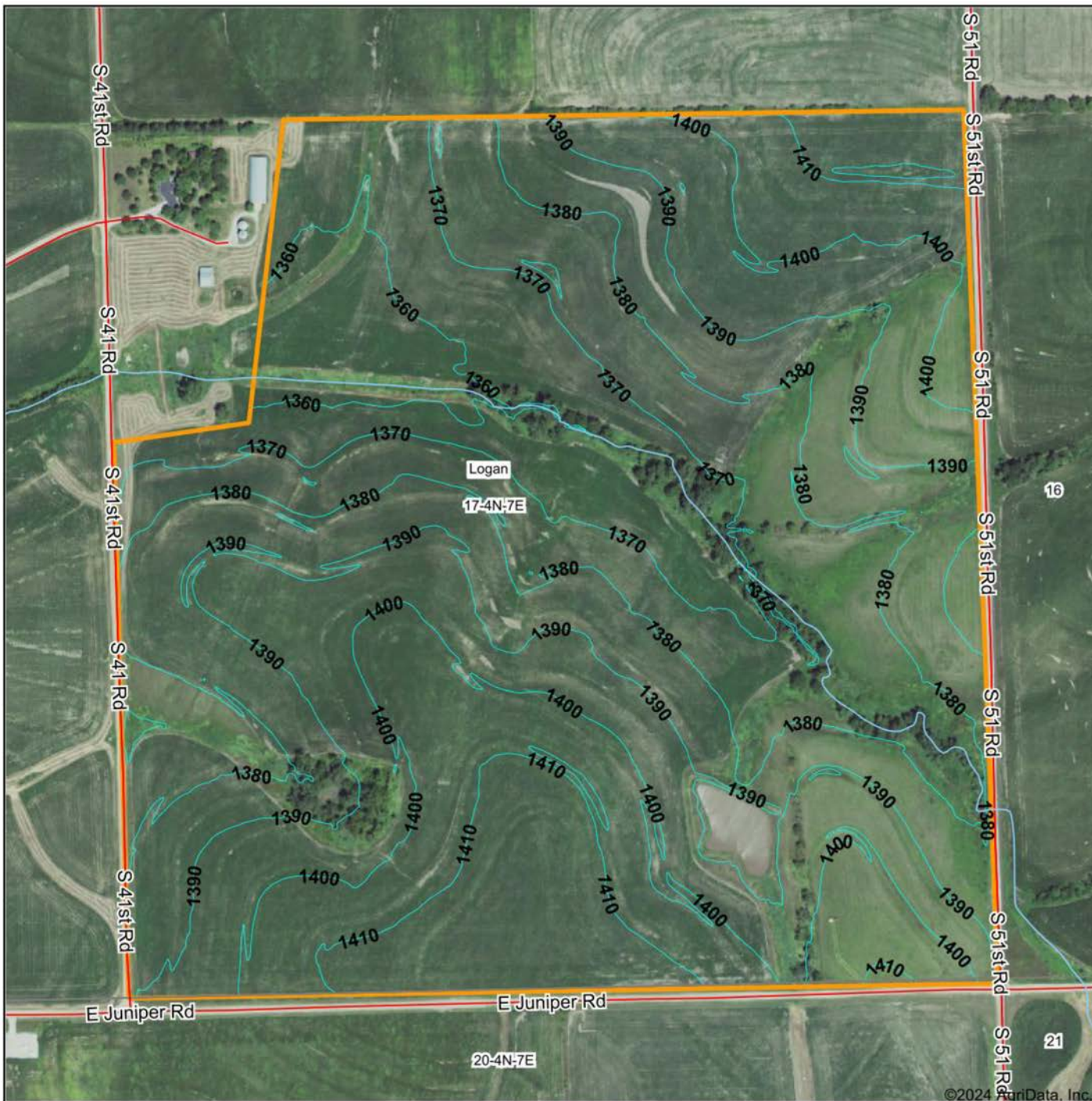


11/14/2024

17-4N-7E
Gage County
Nebraska

Boundary Center: 40° 19' 1.13, -96° 39' 58.9

TOPOGRAPHY MAP - TRACT 2



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,352.8

Max: 1,419.9

Range: 67.1

Average: 1,386.7

Standard Deviation: 15.65 ft

0ft 468ft 935ft

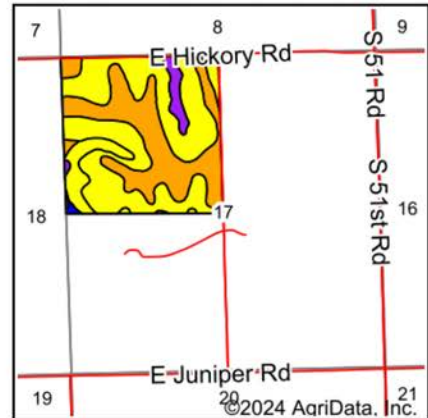
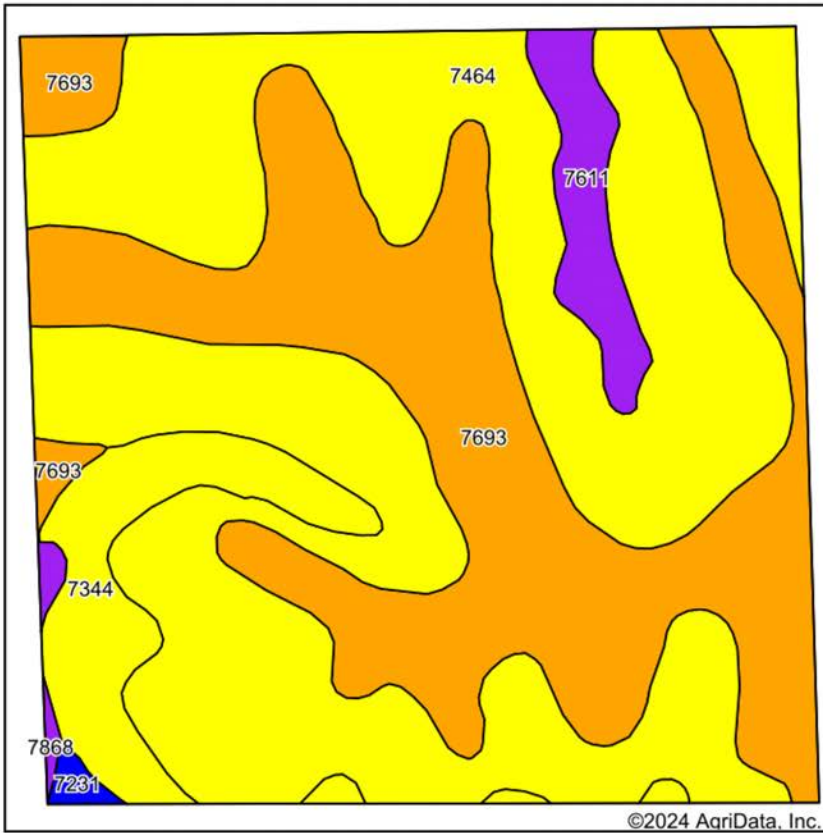


11/14/2024

17-4N-7E
Gage County
Nebraska

Boundary Center: 40° 18' 35.01, -96° 39' 24.99

SOILS MAP - TRACT 1



State: **Nebraska**
 County: **Gage**
 Location: **17-4N-7E**
 Township: **Logan**
 Acres: **156.21**
 Date: **11/14/2024**



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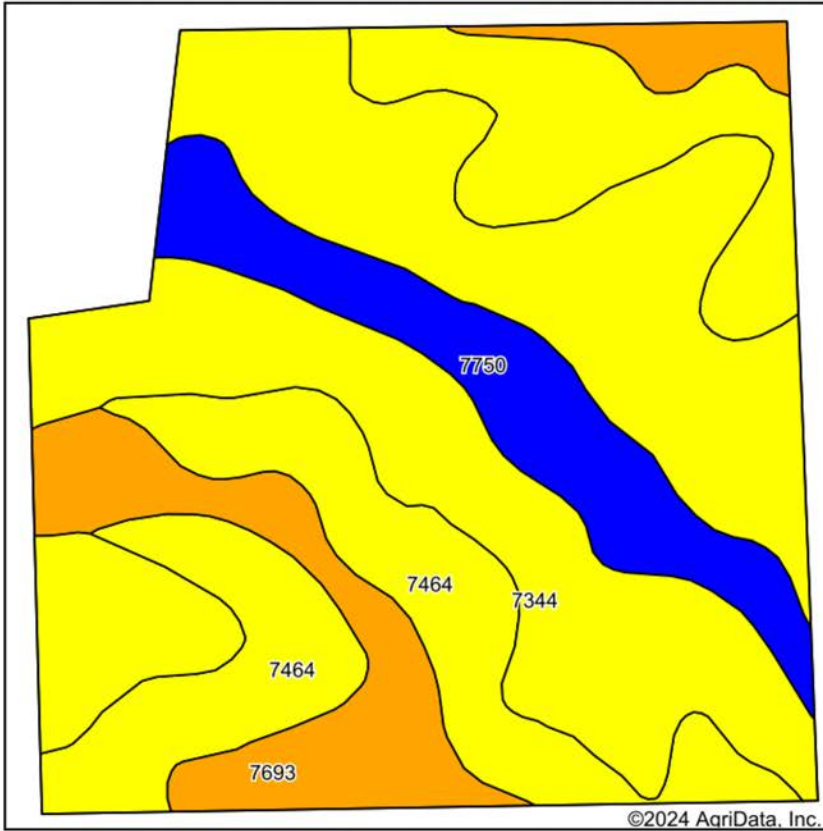
Soils data provided by USDA and NRCS.

Area Symbol: NE067, Soil Area Version: 27

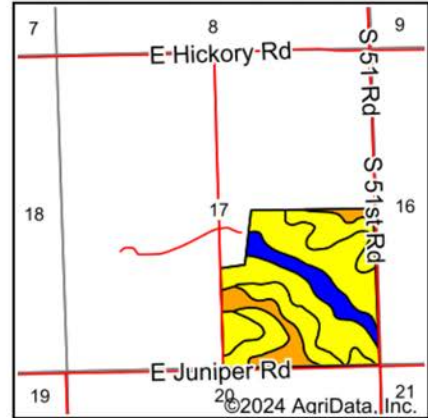
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	83.34	53.4%		> 6.5ft.	IVe	3188	54	54	54	49	
7693	Wymore silty clay loam, 2 to 6 percent slopes	54.78	35.1%		> 6.5ft.	IIIe	3750	63	60	62	57	
7344	Malmo, eroded-Pawnee complex, 6 to 11 percent slopes	11.44	7.3%		> 6.5ft.	IVe	3375	48	45	48	41	
7611	Steinauer clay loam, 11 to 30 percent slopes	5.37	3.4%		> 6.5ft.	VIe	2763	46	43	38	46	
7868	Nodaway silt loam, channeled, occasionally flooded	0.68	0.4%		> 6.5ft.	VIw	4038	64	64	34	61	
7231	Judson silt loam, 2 to 6 percent slopes	0.60	0.4%		> 6.5ft.	IIe	4224	79	79	66	71	
Weighted Average							3.72	3391.8	*n 56.6	*n 55.2	*n 55.8	*n 51.3

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

SOILS MAP - TRACT 2



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Gage**
 Location: **17-4N-7E**
 Township: **Logan**
 Acres: **145.04**
 Date: **11/14/2024**



Maps Provided By:

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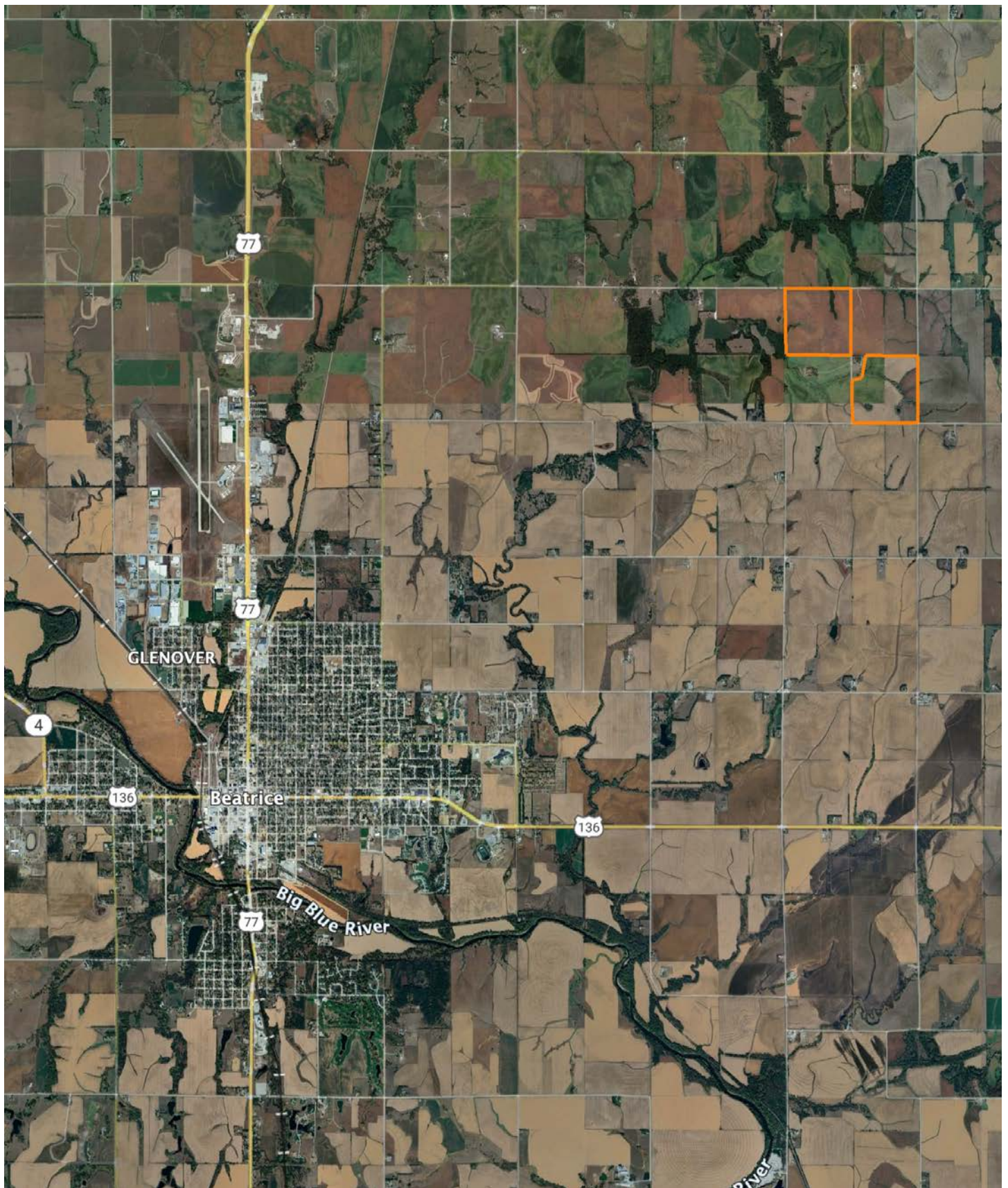
Area Symbol: NE067, Soil Area Version: 27

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
7344	Malmo, eroded-Pawnee complex, 6 to 11 percent slopes	67.81	46.8%	Yellow	> 6.5ft.	IVe	3375	48	45	48	41
7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	42.46	29.3%	Yellow	> 6.5ft.	IVe	3188	54	54	54	49
7693	Wymore silty clay loam, 2 to 6 percent slopes	17.90	12.3%	Light Orange	> 6.5ft.	IIIe	3750	63	60	62	57
7750	Nodaway silt loam, occasionally flooded	16.87	11.6%	Blue	> 6.5ft.	IIw	4160	94	94	69	92
Weighted Average						3.64	3457.8	*n 57	*n 55.2	*n 53.9	*n 51.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Rudy Vrtiska is a dedicated land agent with Midwest Land Group, serving Nebraska. Based in Plattsmouth, Rudy has strong ties to the region, having been born and raised in Falls City. His connection to the land has grown through years of working in the local feed and seed store, cattle ranches, and spending countless hours in Nebraska tree stands. This has given him a firsthand understanding of the state's diverse land use.

A graduate of Nebraska Wesleyan University with a degree in Business Administration, Rudy brings valuable sales and negotiation experience from his role as a sales representative for an online equipment auction company. His entrepreneurial background, having developed and sold an e-commerce business during college, sharpened his problem-solving and communication skills—assets that benefit his clients in the land market.

Rudy's true passions are the outdoors and real estate, which drive his commitment to helping clients buy or sell their properties. An avid bowhunter and angler, he understands the importance of land stewardship and wildlife development. His down-to-earth approach, varied background, and competitive edge make him a trusted advisor for those navigating the Nebraska land market, offering personalized service and a deep respect for land values.



RUDY VRTISKA

LAND AGENT

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