

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

OTOE COUNTY NEBRASKA

M ROAD, UNADILLA, NEBRASKA, 68454



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PICTURESQUE 40 +/- ACRE BUILD SITE WITH STOCKED POND AND INCOME

This exceptional 40 +/- acre farm in Otoe County, Nebraska, offers a rare combination of gorgeous views, tillable acres for income, and your own stocked pond. Located just 6 miles south of Unadilla, this farm has roughly 18 +/- acres of tillable ground currently in a corn and soybean rotation, making it an ideal opportunity for farming or investment. The over 2-acre stocked pond offers great fishing and recreational opportunities, plus picturesque views from your dream home. The property also boasts lush brome and native grass pastures, perfect for grazing, hay production, or habitat for the resident wildlife.

For those looking to build their dream home in the country, this land offers multiple scenic locations overlooking the pond, providing an idyllic setting for your home. A residential well sits near the pond and may be sufficient for a new home build. A hardwood timber draw runs through the pond and connects to the surrounding habitat, creating a perfect travel corridor for resident populations of deer, turkeys, pheasants, and quail. Located within the Syracuse School District, this property is just 30 minutes from Lincoln and 45 minutes from Omaha, offering both a peaceful rural lifestyle and easy access to city amenities.



PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **OTOE** | STATE: **NEBRASKA** | ACRES: **40**

- 40 +/- buildable acres in Otoe County, Nebraska
- Located 6 miles south of Unadilla
- Over 2-acre stocked pond with multiple fish species
- Roughly 18 +/- tillable acres in corn and soybean rotation
- Lush brome and native grass pasture
- Multiple picturesque build sites overlooking the pond
- Hardwood timber draw connecting to the surrounding habitat
- Resident populations of deer, turkeys, pheasants, and quail
- Power is located on M Road
- A residential well is on the property near the pond.
- Located in the Syracuse School District
- Only 30 minutes to Lincoln or 45 minutes to Omaha



POTENTIAL BUILD SITE

For those looking to build their dream home in the country, this land offers multiple scenic locations overlooking the pond, providing an idyllic setting for your home. A residential well sits near the pond and may be sufficient for a new home build.



2-ACRE STOCKED POND

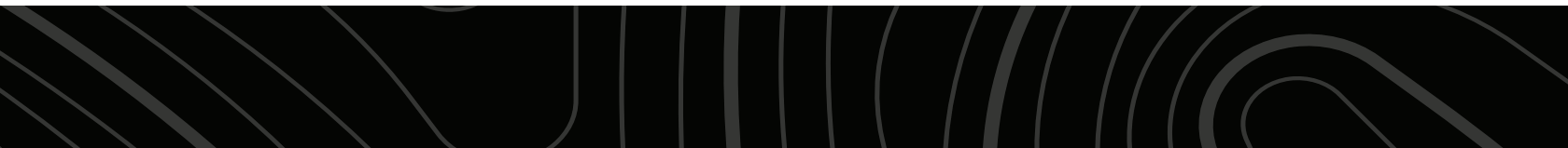


BROME AND NATIVE GRASS PASTURE



18 +/- TILLABLE ACRES

This farm has roughly 18 +/- acres of tillable ground currently in a corn and soybean rotation, making it an ideal opportunity for farming or investment.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 36' 28.86, -96° 17' 46.3

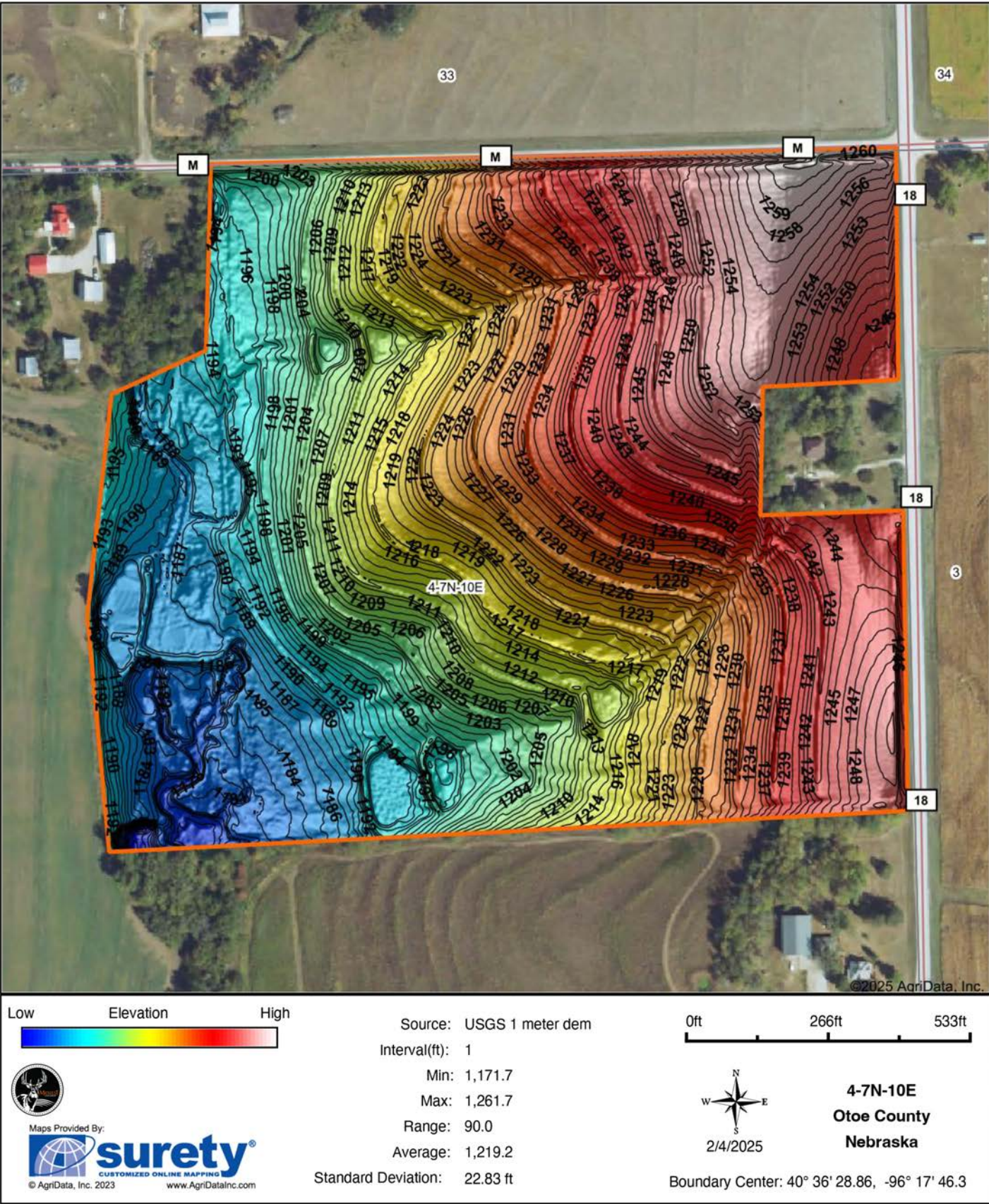
4-7N-10E
Otoe County
Nebraska

0ft 470ft 939ft

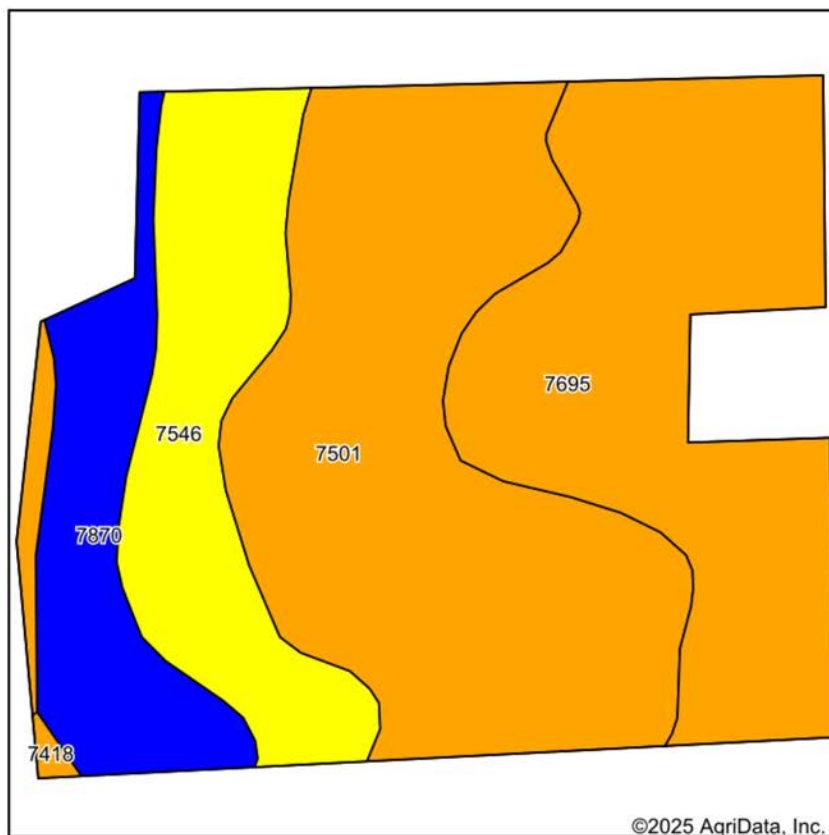


2/4/2025

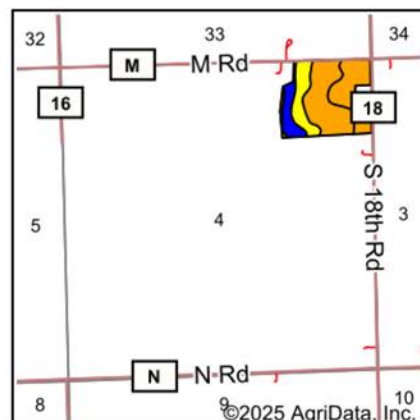
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Otoe**
 Location: **4-7N-10E**
 Township: **South Branch**
 Acres: **40.85**
 Date: **2/4/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE131, Soil Area Version: 24

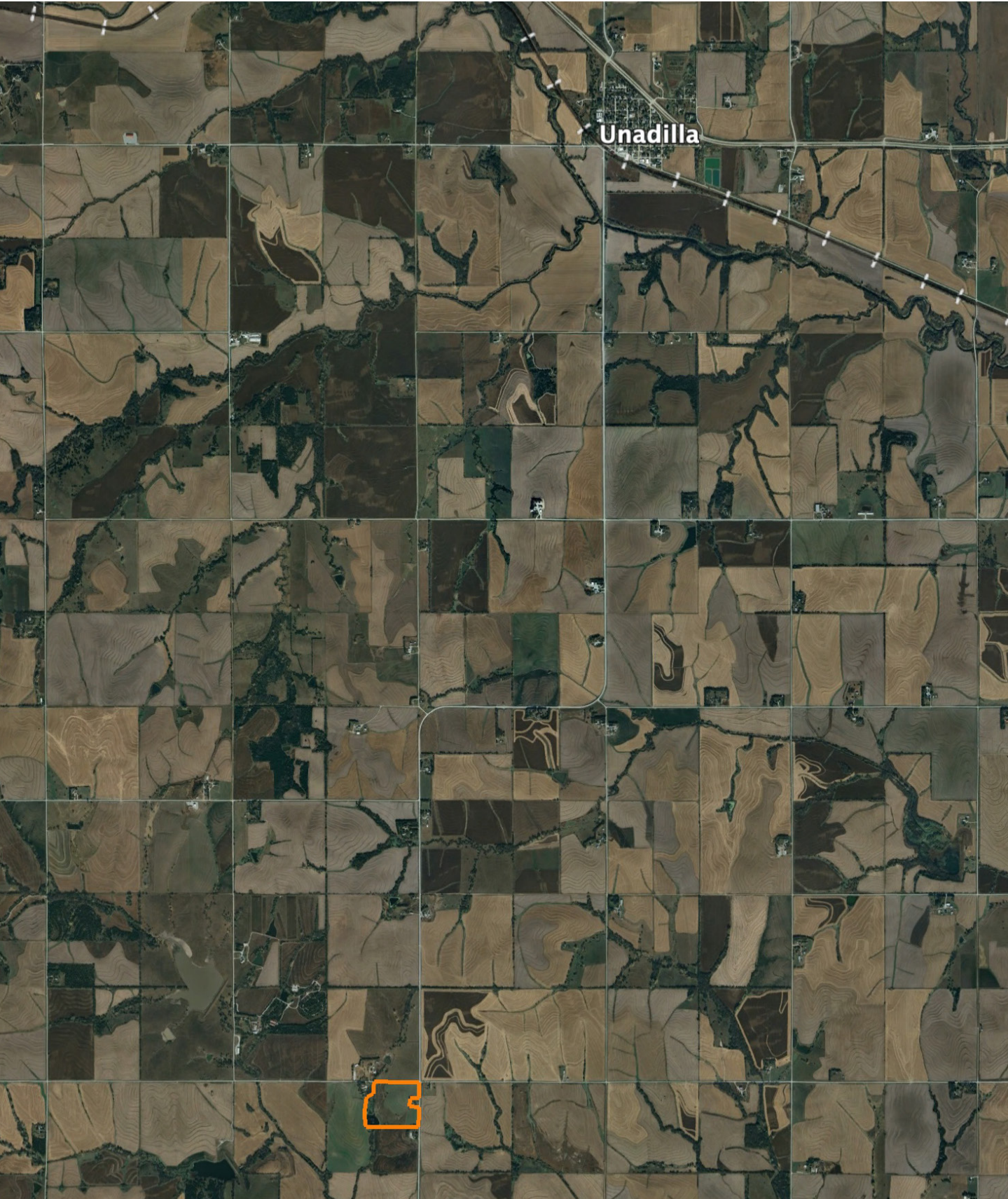
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	16.51	40.4%		IIIe		3883			48	38	47	39
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	12.53	30.7%		IIIe	IIIe	3713			56	50	56	47
7546	Shelby and Burchard clay loams, 11 to 17 percent slopes	6.96	17.0%		IVe		3400			57	55	54	54
7870	Nodaway-Colo complex, occasionally flooded	4.72	11.6%		IIw	IIw	4808	130	40	89	89	59	83
7418	Morrill clay loam, 6 to 11 percent slopes	0.13	0.3%		IIIe	IVe	3400			66	65	58	60
Weighted Average					3.05	*-	3853.9	15	4.6	*n 56.8	*n 50.6	*n 52.4	*n 49.2

*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

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