

MIDWEST LAND GROUP PRESENTS



123 ACRES
THURSTON COUNTY, NE

000 36 Road, Macy, Nebraska 68039



MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY BUCKS AND PHEASANTS IN THURSTON COUNTY, NEBRASKA

This turn-key hunting haven sits along the Missouri River in Thurston County, Nebraska, and encompasses just over 123 acres of prime deer, turkey, and upland bird habitat. You really can have it all, as this farm has the perfect mix of hardwood timbered bluffs, marshy wetland bottoms of cattails, slough grass, and willows, as well as roughly 30 acres of top-notch cropland for additional income. This farm has been crafted to grow big whitetails, with established food plots, stand locations in place, natural water sources, and a trail system for easy access throughout the farm. A Redneck Blind stays with the farm and overlooks the large food plot in the southwest corner. A live spring cuts through the hills leaving the perfect natural bedding sanctuary in the northwest corner of the farm. This farm has everything you need to hold and manage the healthy population of whitetail that calls this area home.

In the bottom, a vast stand of cattails and slough grass provide the ultimate habitat and nesting area for the growing population of pheasants, as well as additional bedding areas for Whitetails close to the large food plot and tillable acres. You can't hardly step foot on this farm without seeing or hearing a cackling rooster breaking from the cover. A great inventory of trail camera photos confirms what you'll see in fresh sign along the plentiful game trails throughout the farm. Multiple mature bucks, plenty of healthy doe, as well as young up-and-comers, have been regulars on camera over the last few years. The tillable acres are currently cash-rented to a long-term local tenant who would be happy to continue farming for years to come. All this packaged within an hour of Omaha and 30 minutes from Sioux City is nearly impossible to find! Schedule a showing today and don't miss out on this one!



PROPERTY FEATURES

PRICE: **\$715,000** | COUNTY: **THURSTON** | STATE: **NEBRASKA** | ACRES: **123**

- 123.6 acres in Thurston County, Nebraska
- Turn-key recreational farm along the Missouri River
- Prime deer, turkey, and upland bird habitat
- Perfect mix of hardwood bluffs, bottomland habitat, and farming income
- 50 acres of bluff timber including plenty of oak and walnut stands
- Over 40 acres of marshy cattails, slough grass, and willows in the bottom
- 30 acres of top-notch bottomland farm ground
- A large live spring cuts through the hills and into the bottom
- Multiple natural ponds and springs provide easy water sources for wildlife
- Established food plots and stand locations
- Redneck Blind stays with the farm and overlooks the large food plot
- Large population of pheasants call this farm home
- Great trail cam inventory of multiple mature bucks and younger deer
- Long-term local tenant cash renting the tillable acres
- Only 30 minutes to Sioux City and one hour from Omaha



123.6 ACRES IN THURSTON COUNTY



TURN-KEY RECREATIONAL FARM



PRIME DEER, TURKEY, AND UPLAND BIRD HABITAT



REDNECK BLIND OVERLOOKS FOOD PLOT



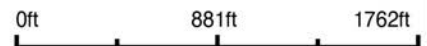
TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 42° 7' 46.27, -96° 20' 29.86



Maps Provided By:



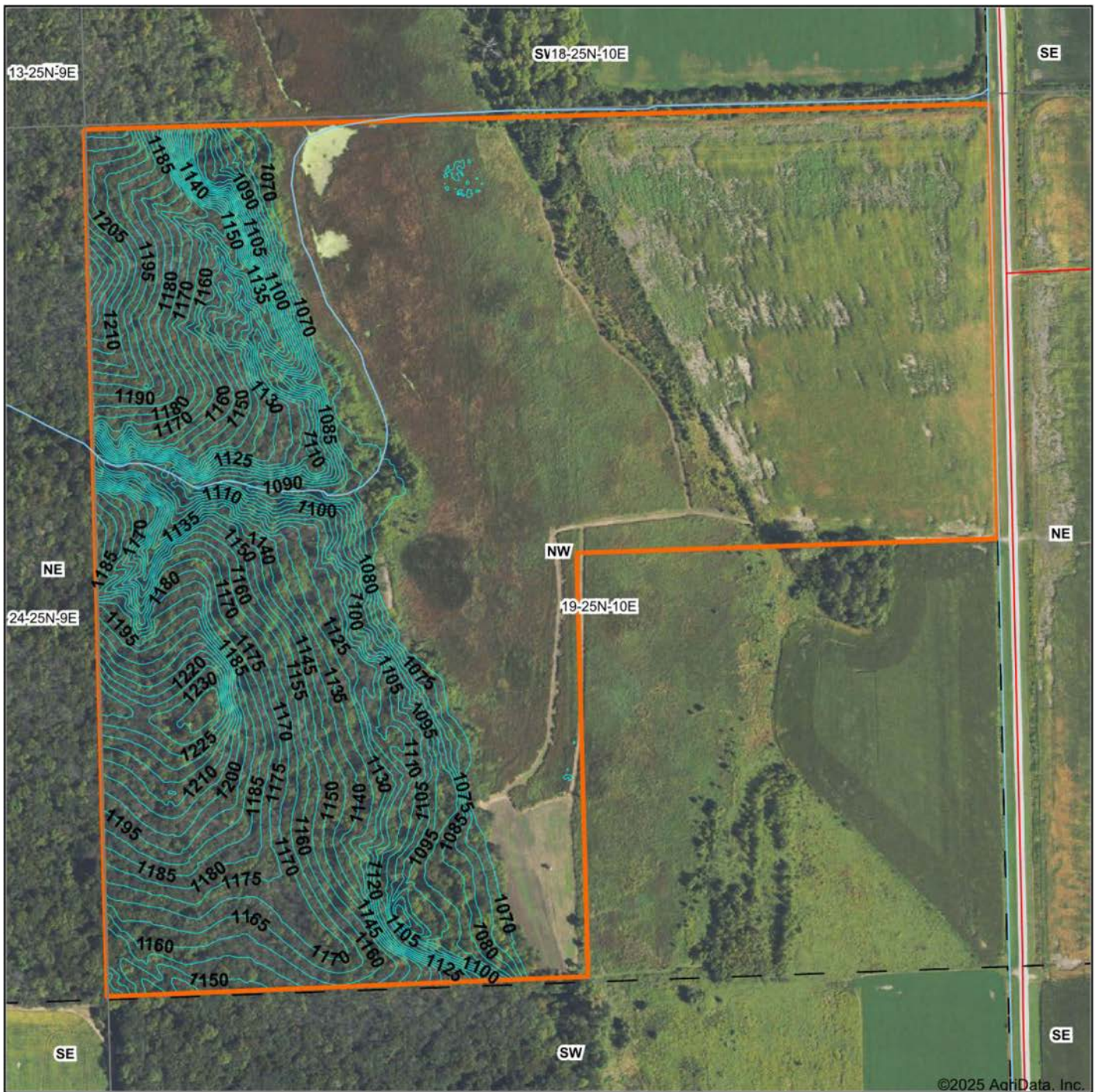
CUSTOMIZED ONLINE MAPPING
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19-25N-10E
Thurston County
Nebraska



2/21/2025

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5.0

Min: 1,067.2

Max: 1,239.0

Range: 171.8

Average: 1,103.5

Standard Deviation: 49.51 ft

0ft 464ft 928ft

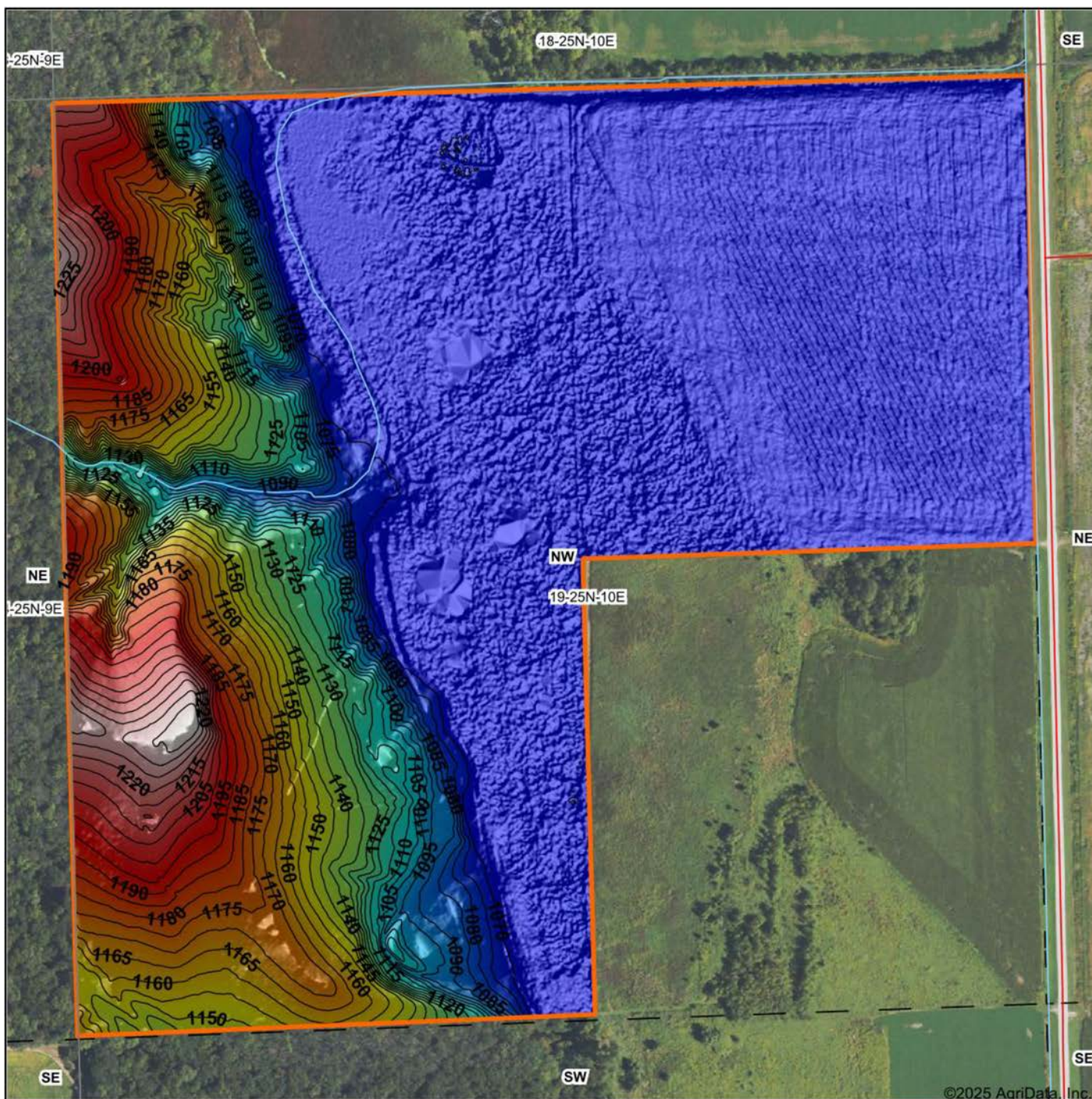


2/21/2025

19-25N-10E
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Boundary Center: 42° 7' 46.27, -96° 20' 29.86

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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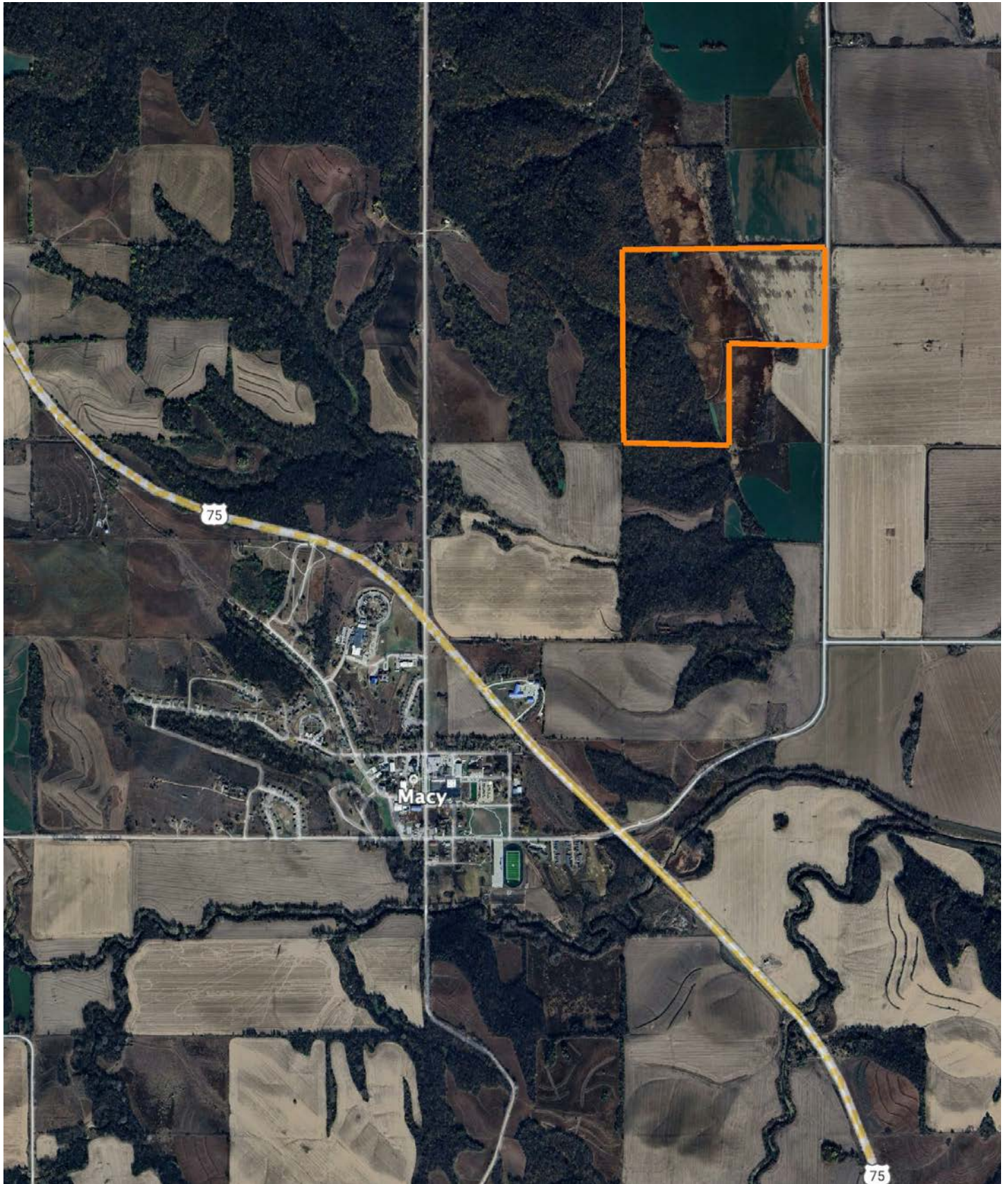


2/21/2025

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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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