

MIDWEST LAND GROUP PRESENTS

309 ACRES IN

LANCASTER COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEVELOPMENT POTENTIAL, FARM INCOME, AND RECREATION IN LANCASTER COUNTY, NEBRASKA

This farm is an investor's dream in a perfect location for development potential, currently producing steady farm income while doubling as a recreational playground! With multiple access points including paved Hickman Road on the north and well-maintained gravel roads bordering the west and south sides, this tract sits in the popular Norris School District, only 2 miles from booming Hickman, and minutes from Lincoln. The farm is just over 309 +/- acres in total with roughly 255 +/- acres of cropland in a corn and soybean rotation. The remaining acres encompass a hardwood-filled creek bottom meandering along the Homestead Trail bike and walking path that splits the north parcel in the northwest corner. According to Lancaster County zoning regulations, this property may qualify for development as an Ag PUD or Ag Preservation Subdivision, with multiple locations on

the farm offering stunning views of the Homestead Trail and neighboring timber and creek bottom.

For the producer and outdoor enthusiast, this farm has ample recreational opportunities to go along with solid production from the dryland acres. A strong population of deer and turkeys call this farm and area home. The habitat along the creek and waterways has everything you need to hold and grow big deer and toms. An open-faced barn and sturdy metal grain bin remain with the farm near the detached homestead site on the west side of the farm. This farm is being offered entirely or excluding the south 80+/- acres along Stagecoach Road. Please reference the Lancaster 230 listing for pricing and details. Don't miss out on this one! Schedule your private tour today!



PROPERTY FEATURES

PRICE: **\$3,711,960** | COUNTY: **LANCASTER** | STATE: **NEBRASKA** | ACRES: **309**

- Investor's dream with development potential in a prime location
- Currently producing steady farm income and many recreational opportunities
- Multiple access points including paved Hickman Road on the north and gravel roads on the west and south sides
- Situated in the popular Norris School District, just 2 miles from Hickman and minutes from Lincoln
- Spans just over 309 +/- acres in total, with roughly 255 +/- acres of cropland in a corn and soybean rotation
- Remaining acreage features a hardwood-filled creek bottom, perfect for wildlife and recreation
- The Homestead Trail bike and walking path splits the northwest corner of the farm
- Zoning regulations in Lancaster County may allow for development as an Ag PUD or Ag Preservation Subdivision
- Multiple locations on the property offer stunning views of the Homestead Trail, timber, and creek bottom
- Excellent recreational opportunities, with a strong population of deer and turkeys for hunting and outdoor enthusiasts
- An open-faced barn and a sturdy metal grain bin sit near the detached homestead site along South 25th Street
- Property offered in its entirety or excluding the 80 +/- acre parcel along Stagecoach Road



255 +/- ACRES OF CROPLAND

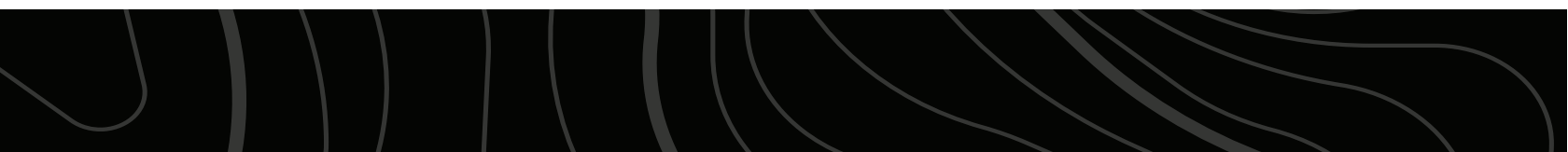
The farm is just over 309 +/- acres in total with roughly 255 +/- acres of cropland in a corn and soybean rotation. According to Lancaster County zoning regulations, this property may qualify for development as an Ag PUD or Ag Preservation Subdivision.



CREEK BOTTOM

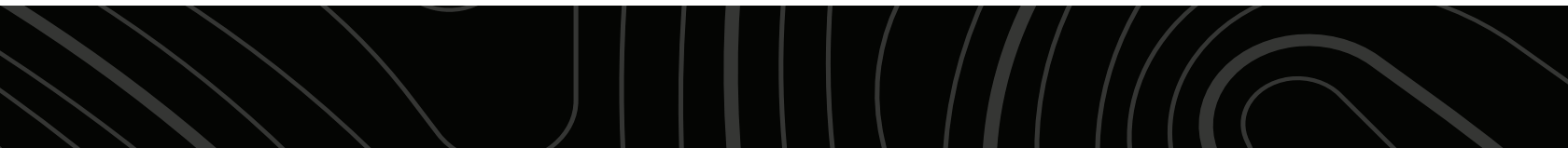


MULTIPLE ACCESS POINTS



OPEN-FACED BARN AND METAL GRAIN BIN

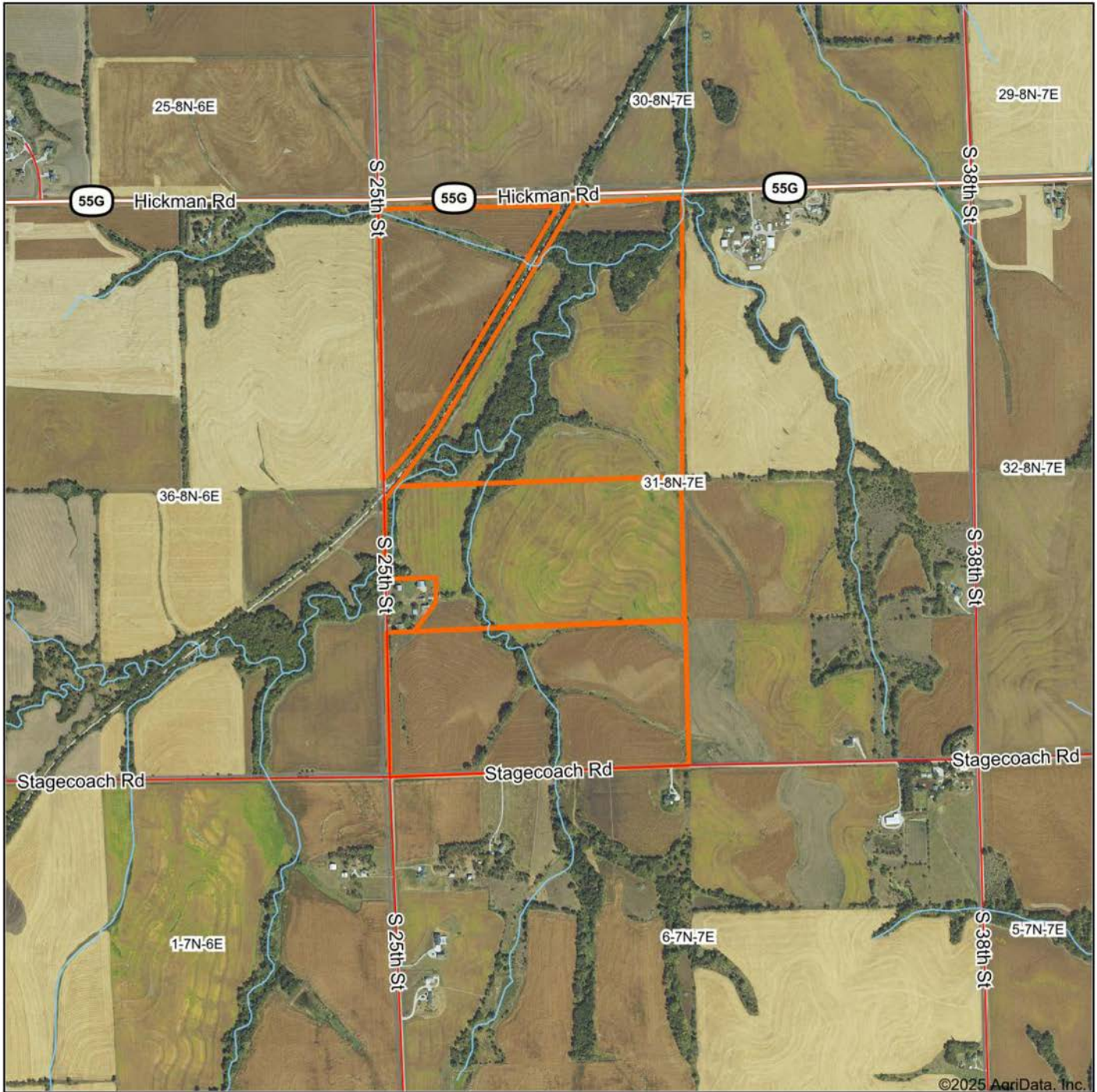
An open-faced barn and sturdy metal grain bin remain with the farm near the detached homestead site on the west side of the farm.



ADDITIONAL PHOTOS

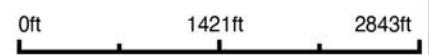


AERIAL MAP



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Boundary Center: 40° 37' 2.91, -96° 40' 54.66



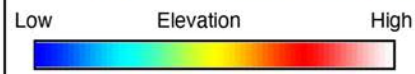
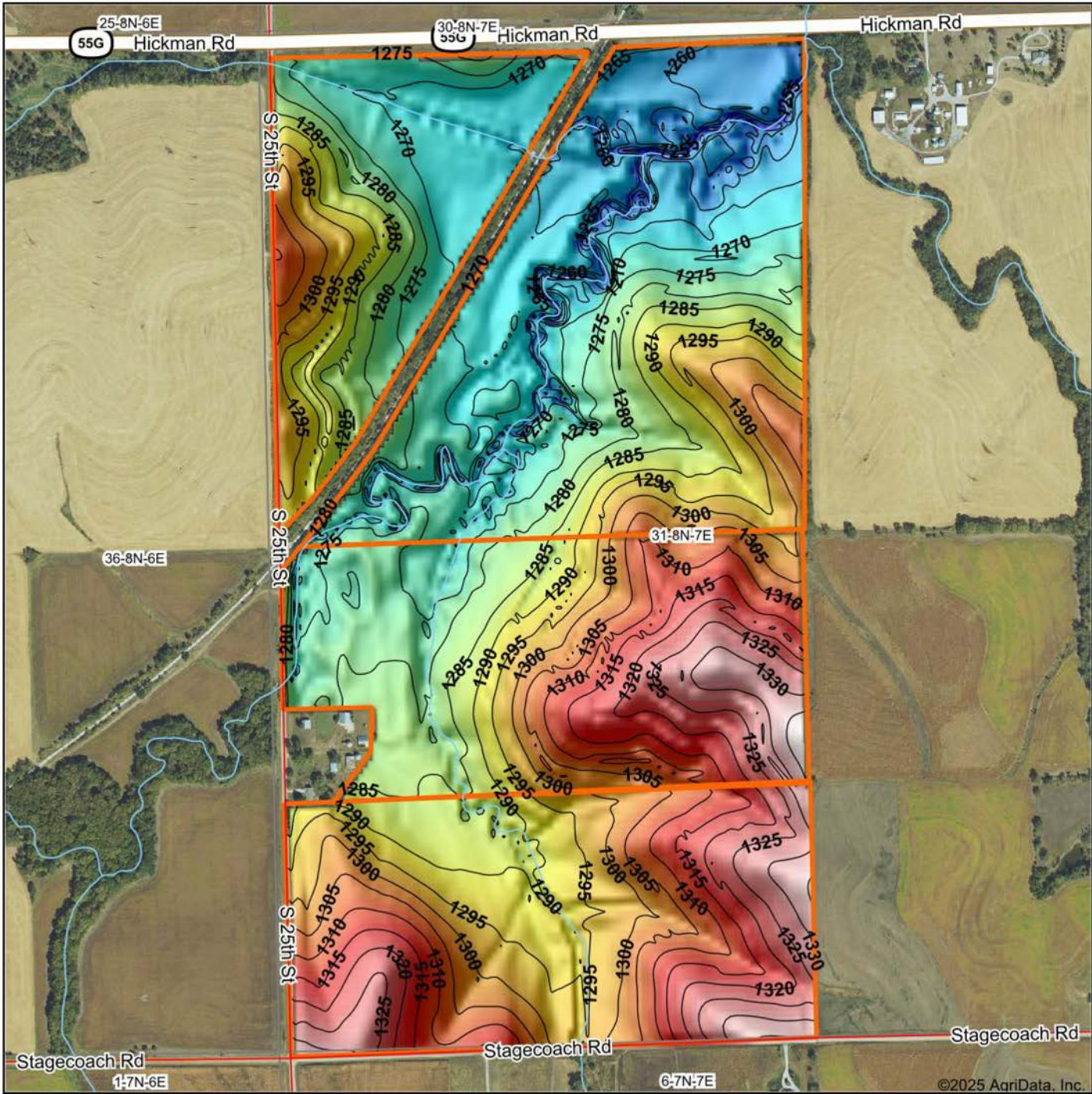
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31-8N-7E
Lancaster County
Nebraska

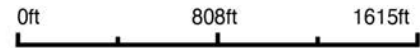


3/25/2025

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 1,244.0
 Max: 1,341.4
 Range: 97.4
 Average: 1,290.7
 Standard Deviation: 20.41 ft



31-8N-7E
Lancaster County
Nebraska

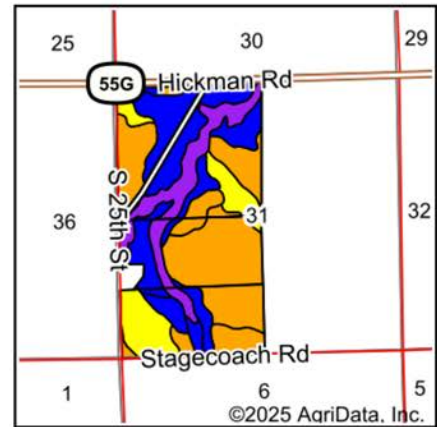
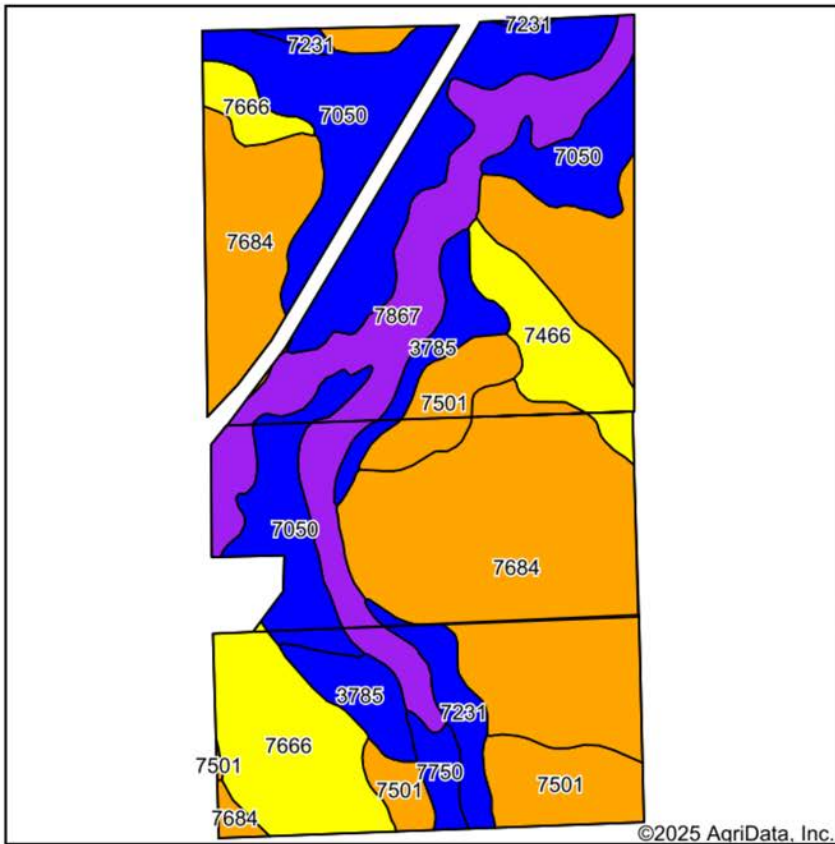
Boundary Center: 40° 37' 2.91, -96° 40' 54.66



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SOILS MAP



State: **Nebraska**
 County: **Lancaster**
 Location: **31-8N-7E**
 Township: **Saltillo**
 Acres: **314.32**
 Date: **3/25/2025**



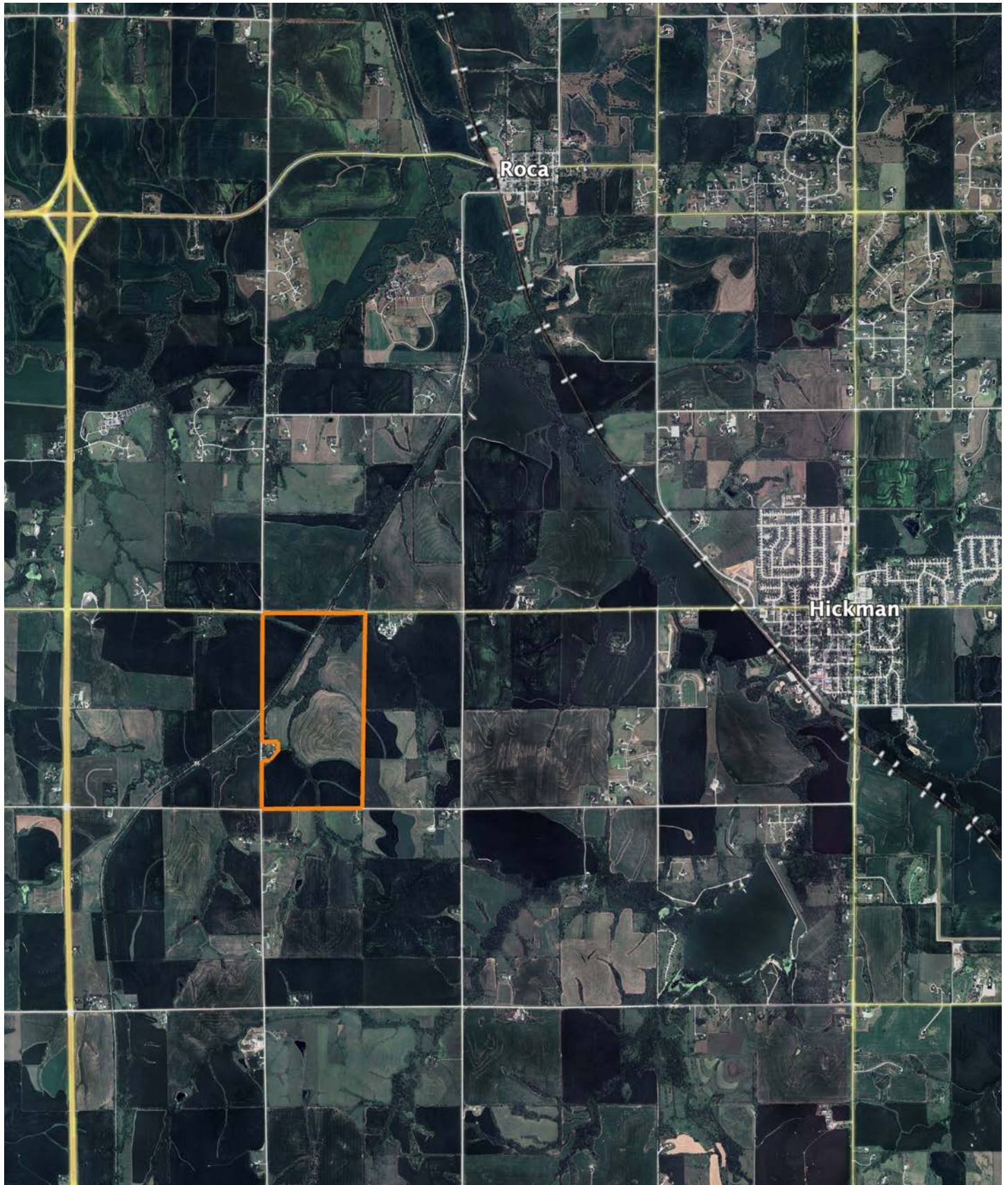
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Soils data provided by USDA and NRCS.

Area Symbol: NE109, Soil Area Version: 29													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	111.38	35.3%		Ille	Ive			59	55	59	50	
7050	Kennebec silt loam, occasionally flooded	66.49	21.2%		Ilw		114	38	89	89	69	82	
7867	Nodaway silt loam, channeled, frequently flooded	43.27	13.8%		VIw		4	2	48	48	26	42	
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	27.54	8.8%		IVe	IVe			54	51	53	44	
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	24.76	7.9%		Ille				48	38	47	39	
3785	Crete silty clay loam, terrace, 1 to 3 percent slopes	14.40	4.6%		Ile	Ile	79	30	66	61	66	64	
7466	Otoe silty clay, 6 to 11 percent slopes, eroded	14.25	4.5%		IVe				53	53	53	49	
7231	Judson silt loam, 2 to 6 percent slopes	8.55	2.7%		Ile				79	79	66	71	
7750	Nodaway silt loam, occasionally flooded	3.68	1.2%		Ilw	Ilw			94	94	69	92	
Weighted Average					3.25	*-	28.3	9.7	*n 63.5	*n 60.8	*n 55.5	*n 55.9	

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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