

MIDWEST LAND GROUP PRESENTS

90 ACRES IN

RICHARDSON COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE 90 +/- ACRE FARM IN RICHARDSON COUNTY

Located just south of Stella, Nebraska lies this highly desirable 90 +/- acre tillable tract. Richardson County is known for its high quality and productive crop ground and this piece is no different. The high percentage of tillable acres would make a great addition for any local farmer or investor looking to expand their operation.

Currently, 81 +/- acres are in row crop production. The tillable acres on the farm consists of mainly Aksarben silty clay loam with the weighted class average coming in

at 2.14 and an overall NCCPI of 64.4. There is very quick access to the grain market with an elevator in Stella. The property is under a crop share lease for 2025 harvest with a long term and established local tenant.

Don't miss out on the rare opportunity to own a fantastic piece of tillable ground in Southeast Nebraska. Contact Rudy Vrtiska at (402) 801-1742 for additional information and to schedule a private showing.

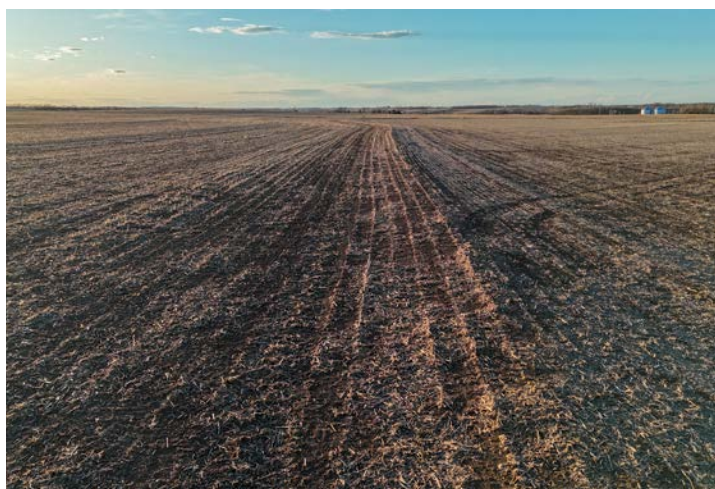


PROPERTY FEATURES

PRICE: **\$749,250** | COUNTY: **RICHARDSON** | STATE: **NEBRASKA** | ACRES: **90**

- 90 +/- total acres
- 81 +/- tillable acres
- Class I, II, and III soils
- Weighted average of 2.14
- Aksarben silty clay loam soil
- 64.4 NCCPI overall
- 2.5 miles from Stella
- Grain elevator in Stella
- 15 miles from Auburn
- Long-term and local tenant

81 +/- TILLABLE ACRES



AKSARBEN SILTY CLAY LOAM SOIL



2.5 MILES FROM STELLA



AERIAL MAP



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Maps Provided By:



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Boundary Center: 40° 11' 53.96, -95° 46' 17.85

30-3N-15E
Richardson County
Nebraska

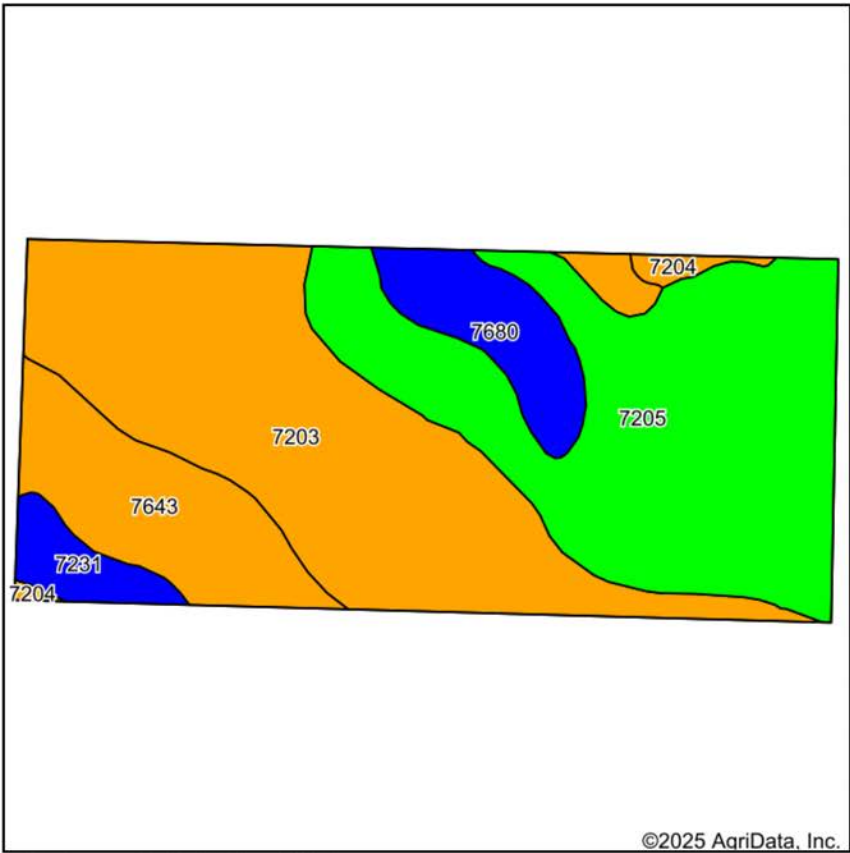
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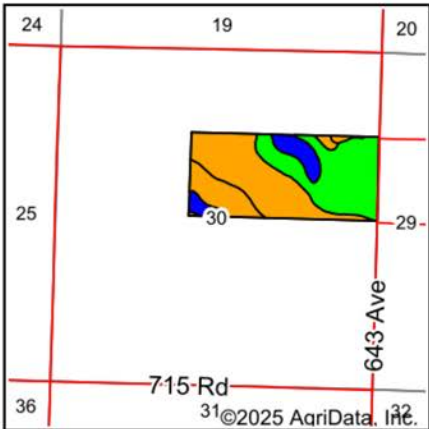
3/23/2025

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

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Richardson**
Location: **30-3N-15E**
Township: **West Muddy**
Acres: **89.95**
Date: **3/23/2025**



Maps Provided By:



Area Symbol: NE147, 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
7203	Aksarben silty clay loam, 2 to 6 percent slopes, eroded	35.21	39.2%		> 6.5ft.	IIIe	3825	62	62	58	54
7205	Aksarben silty clay loam, 0 to 2 percent slopes	34.04	37.8%		> 6.5ft.	Iw	4203	67	67	62	61
7643	Yutan silty clay loam, 3 to 11 percent slopes, eroded	10.88	12.1%		> 6.5ft.	IIIe	4000	59	58	58	56
7680	Wymore silty clay loam, 0 to 1 percent slopes	6.11	6.8%		> 6.5ft.	IIIs	3750	66	63	66	60
7231	Judson silt loam, 2 to 6 percent slopes	2.82	3.1%		> 6.5ft.	Ile	4224	79	79	66	71
7204	Aksarben silty clay loam, 6 to 11 percent slopes, eroded	0.89	1.0%		> 6.5ft.	IIIe	3825	64	64	59	55
Weighted Average						2.14	3996.6	*n 64.4	*n 64	*n 60.3	*n 57.8

*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 and Southwest Iowa. 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 and Iowa land market, offering personalized service and a deep respect for land values.



RUDY VRTISKA

LAND AGENT

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