

MIDWEST LAND GROUP PRESENTS

133 ACRES IN

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# OTOE COUNTY NEBRASKA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUILD, FARM, AND HUNT IN OTOE COUNTY

It doesn't get much more convenient than this. Located just a few miles off Highway 2 and only about 20 minutes from southeast Lincoln, this 133.1 acre farm offers a great mix of productive farmland, pasture, timber, and recreation.

The property includes 95 acres of quality tillable ground, 28 acres of pasture, and the remainder is timber and draws. It's a beautiful spot to build a home, where you can enjoy the outdoors and hunt right out your back door.

For hunters, this farm is laid out extremely well. Most of the bedding areas are located centrally, offering excellent access and a wide range of stand locations. Deer and turkey populations are strong, and the pasture, which hasn't been grazed in years, now has great cover

with native grasses and young trees. With a few well-placed food plots, this could become a top-tier hunting property. There is also a live creek that flows water even in the driest of years, providing a great water source for wildlife.

In addition to its recreational appeal, this is also a solid income-producing farm. It's currently rented to a local tenant under a cash rent agreement that brings in \$19,500 annually. The lease is open for the 2026 growing season, but the current tenant is interested in continuing if desired. Annual property taxes for 2024 were \$4,234.70.

To learn more or schedule a private showing, contact Nate Key at (402) 499-5759.



## PROPERTY FEATURES

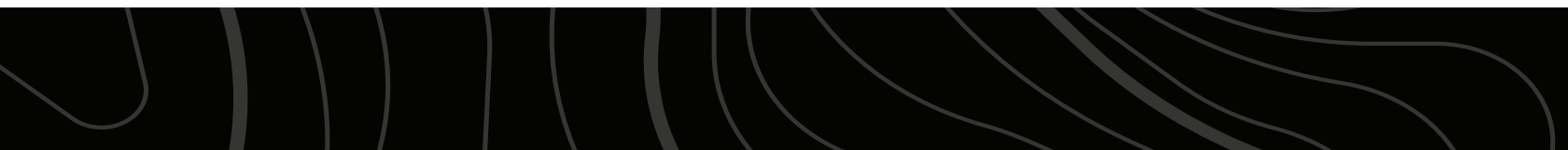
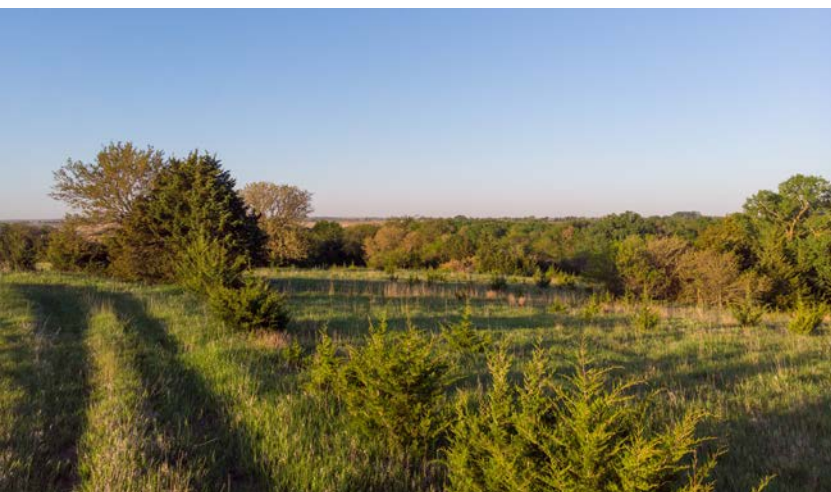
PRICE: **\$1,303,400** | COUNTY: **OTOE** | STATE: **NEBRASKA** | ACRES: **133**

- 20 minute drive from southeast Lincoln
- 40 minutes to west Omaha
- Quality tenant in place
- Several quality build sites
- Close access to Hwy 2
- 28 acres of pasture
- 2024 taxes - \$4,234.70
- Excellent populations of both deer and turkey
- Live creek
- 95 acres of tillable ground



# 28 ACRES OF PASTURE & BUILD SITES

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# 95 ACRES OF TILLABLE GROUND

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## DEER AND TURKEY

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# AERIAL MAP



Maps Provided By:



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

Boundary Center: 40° 44' 13.05, -96° 20' 9.26

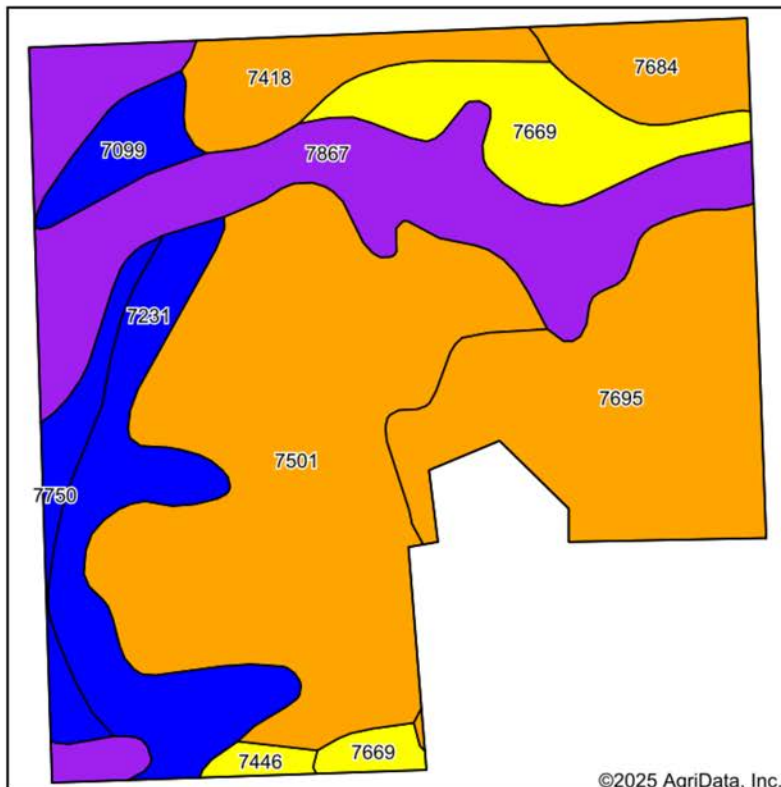
**19-9N-10E**  
**Otoe County**  
**Nebraska**

0ft 473ft 945ft

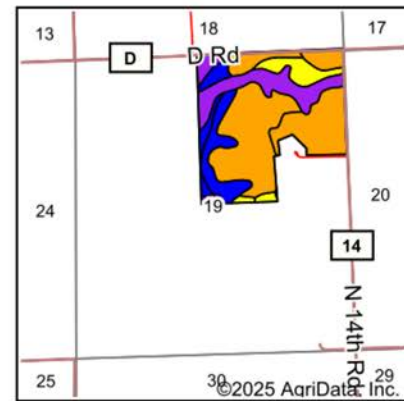


4/9/2025

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Otoe**  
Location: **19-9N-10E**  
Township: **North Russell**  
Acres: **130.74**  
Date: **4/9/2025**



Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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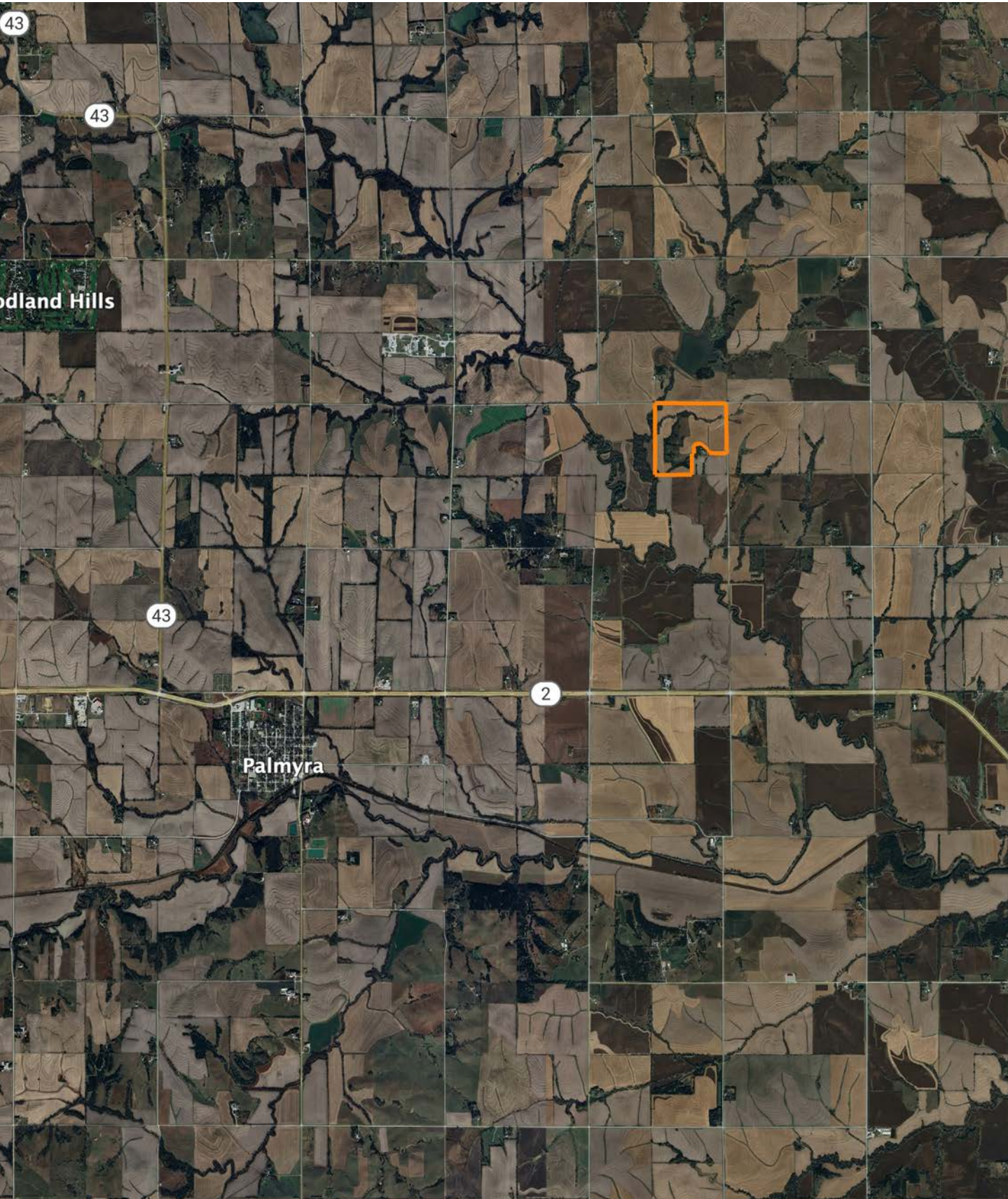
| Area Symbol: NE131, Soil Area Version: 24 |  |       |                  |                      |                   |                  |                                |                  |               |                       |                   |
|---|--|-------|------------------|----------------------|-------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|
| Code                                      | Soil Description                                       | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
| 7501                                      | Pawnee clay loam, 4 to 8 percent slopes, eroded        | 41.12 | 31.4%            |                      | > 6.5ft.          | IIIe             | 3883                           | 48               | 38            | 47                    | 39                |
| 7867                                      | Nodaway silt loam, channeled, frequently flooded       | 24.42 | 18.7%            |                      | > 6.5ft.          | VIw              | 2673                           | 49               | 49            | 27                    | 39                |
| 7695                                      | Wymore silty clay, 3 to 6 percent slopes, eroded       | 23.13 | 17.7%            |                      | > 6.5ft.          | IIIe             | 3713                           | 56               | 50            | 56                    | 47                |
| 7231                                      | Judson silt loam, 2 to 6 percent slopes                | 12.64 | 9.7%             |                      | > 6.5ft.          | IIe              | 4224                           | 79               | 79            | 66                    | 71                |
| 7669                                      | Mayberry clay loam, 3 to 11 percent slopes             | 10.16 | 7.8%             |                      | > 6.5ft.          | IVe              | 3230                           | 64               | 60            | 62                    | 56                |
| 7418                                      | Morrill clay loam, 6 to 11 percent slopes              | 6.33  | 4.8%             |                      | > 6.5ft.          | IIIe             | 3400                           | 66               | 65            | 58                    | 60                |
| 7684                                      | Wymore silty clay loam, 3 to 6 percent slopes, eroded  | 5.19  | 4.0%             |                      | > 6.5ft.          | IIIe             | 3832                           | 59               | 55            | 59                    | 50                |
| 7750                                      | Nodaway silt loam, occasionally flooded                | 3.54  | 2.7%             |                      | > 6.5ft.          | IIw              | 4160                           | 94               | 94            | 70                    | 92                |
| 7099                                      | Zook silty clay loam, occasionally flooded             | 3.30  | 2.5%             |                      | > 6.5ft.          | IIw              | 3069                           | 67               | 66            | 49                    | 67                |
| 7446                                      | Morrill-Malmo, eroded, complex, 3 to 11 percent slopes | 0.91  | 0.7%             |                      | > 6.5ft.          | IVe              | 3713                           | 60               | 58            | 52                    | 52                |
| Weighted Average                          |  |       |                  |                      |                   | 3.50             | 3569.5                         | *n 57            | *n 52.2       | *n 49.6               | *n 48.5           |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Nate Key possesses a deep-seated passion for land and a keen understanding of the fundamentals that underpin the creation of high-quality wildlife habitats. His expertise extends to establishing and maintaining food plots, managing and developing versatile, family-oriented recreational properties, and advocating for land conservation. Nate pairs this knowledge with a strong work ethic and an affable personality, bringing a sense of enthusiasm and trustworthiness to the land buying and selling process.

Raised in Lincoln, Nebraska, Nate attended Lincoln East High School before earning an Associate's Degree in Energy Generation from Southeast Community College—Milford Campus. His subsequent ten-year tenure as a control room operator at a local public power plant instilled in him the importance of precision and minimizing errors. This meticulous attention to detail translates into smooth, hassle-free transactions for his real estate clients.

A dedicated outdoorsman, Nate finds joy in a range of outdoor activities. His passions include bowhunting for a variety of game, from whitetails and turkey to elk and other western species, waterfowl hunting, and both traditional and bow fishing. He cherishes the time spent in the great outdoors with his wife, Katie, and son, Kayce, whether at their family cabin in Colorado, taking in the mountain vistas and trail riding, or at home on their acreage near Palmyra, NE.

When not at home, Nate can often be found in northwest Missouri or the sandhills, diligently planting food plots and managing family hunting farms alongside his father and father-in-law. Committed to conservation, he's a proud member of Ducks Unlimited, The Rocky Mountain Elk Foundation, Bowfishers of Nebraska, The National Deer Association, and The National Wild Turkey Federation. Nate's affable demeanor, land sales expertise, and dedication make him an approachable and trustworthy agent for your land sales needs.



**NATE KEY,**

LAND AGENT

**402.795.1029**

[NKey@MidwestLandGroup.com](mailto:NKey@MidwestLandGroup.com)



## MidwestLandGroup.com

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