

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# RICHARDSON COUNTY NEBRASKA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGH-QUALITY 80 +/- ACRE TILLABLE FARM IN RICHARDSON COUNTY

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Located just southwest of Verdon, Nebraska lies this highly desirable 80 +/- 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, 72 +/- acres are in row crop production. The tillable acres on the farm consist of

mainly Aksarben silty clay loam with an overall NCCPI of 60.13. This farm will have an open lease for the 2026 crop season.

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.

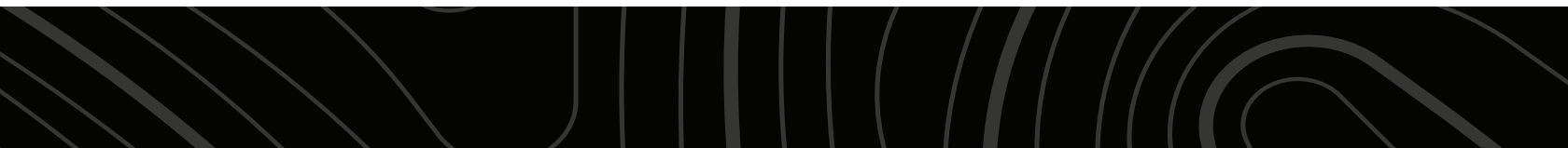
## PROPERTY FEATURES

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PRICE: **\$610,000** | COUNTY: **RICHARDSON** | STATE: **NEBRASKA** | ACRES: **80**

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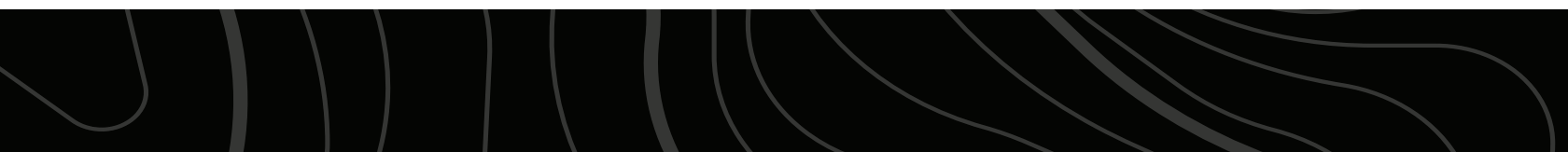
- Southwest of Verdon, NE
- NCCPI of 60.13
- Aksarben Silty Clay Loam
- Open lease for 2026 crop season
- Grain elevator nearby in Stella, Nebraska





72 +/- TILLABLE ACRES

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# AKSARBEN SILTY CLAY LOAM

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 7' 12.3, -95° 44' 57.43

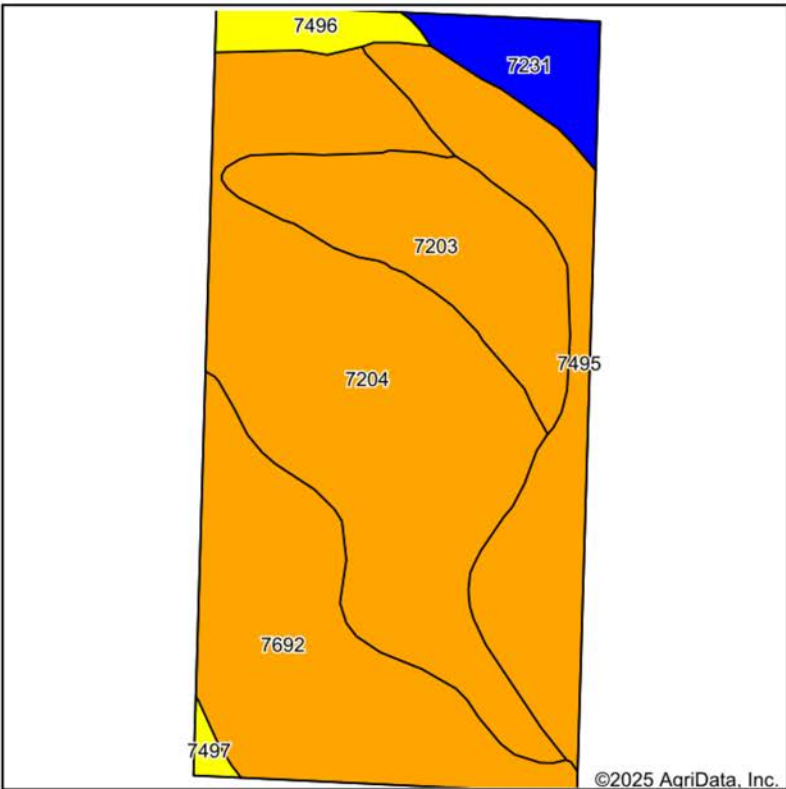
**20-2N-15E**  
**Richardson County**  
**Nebraska**

0ft 503ft 1007ft

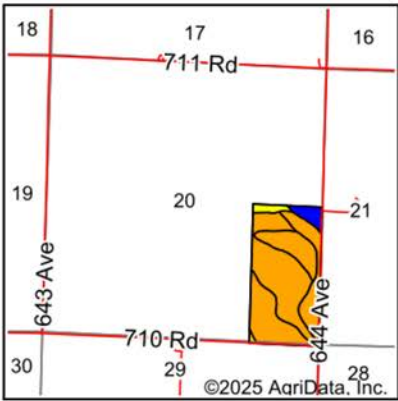


7/15/2025

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Richardson**  
Location: **20-2N-15E**  
Township: **Liberty**  
Acres: **80.88**  
Date: **7/15/2025**



Maps Provided By:



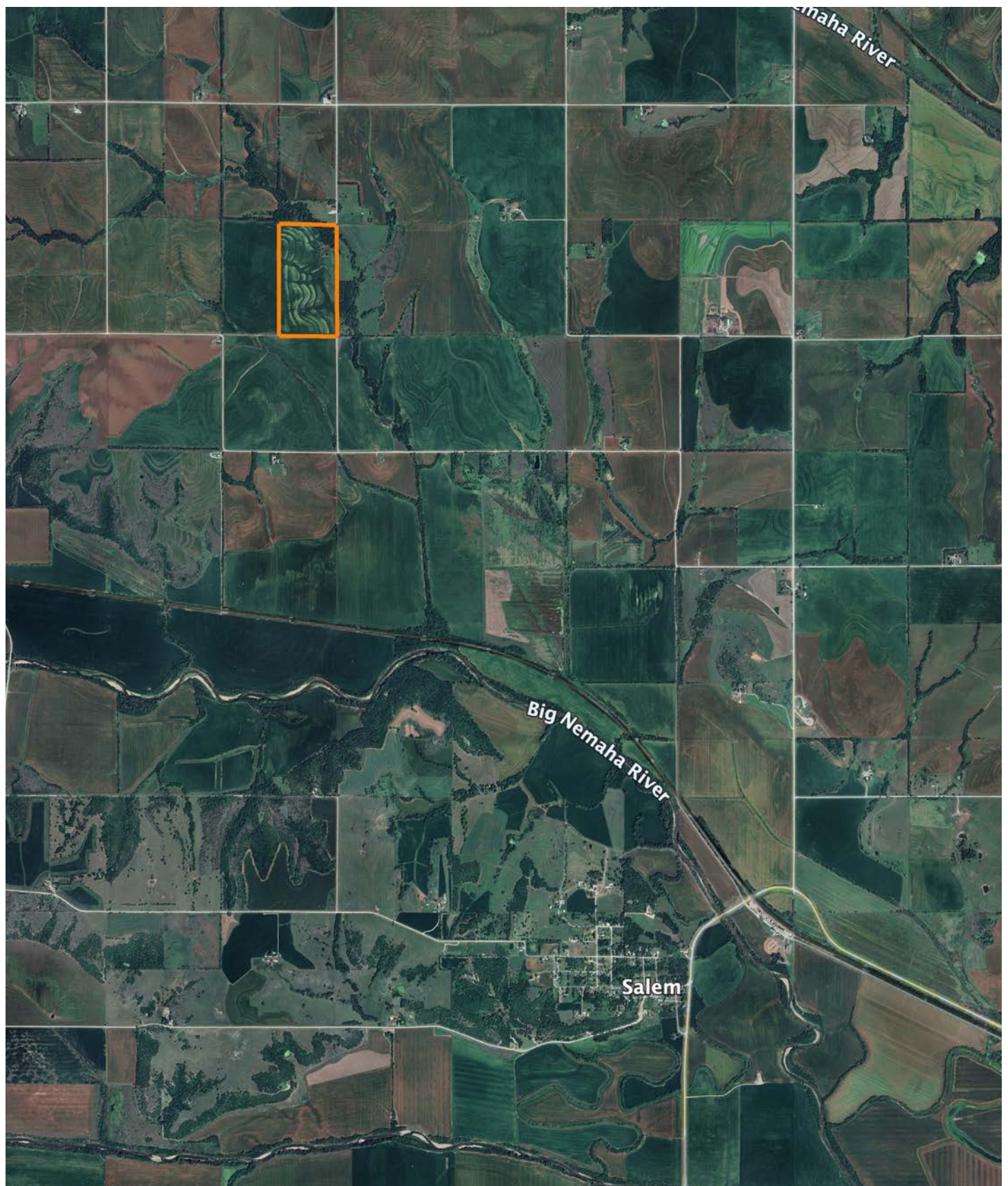
Area Symbol: NE147, Soil Area Version: 23

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	*n NCCPI Cotton
7204	Aksarben silty clay loam, 6 to 11 percent slopes, eroded	32.00	39.5%		> 6.5ft.	IIIe	3825	64	64	59	55	
7692	Wymore silty clay loam, 3 to 11 percent slopes, eroded	17.91	22.1%		> 6.5ft.	IIIe	3735	60	57	60	51	
7495	Pawnee and Mayberry clay loams, 3 to 11 percent slopes, eroded	13.16	16.3%		> 6.5ft.	IIIe	3748	51	46	49	43	4
7203	Aksarben silty clay loam, 2 to 6 percent slopes, eroded	11.13	13.8%		> 6.5ft.	IIIe	3825	62	62	58	54	
7231	Judson silt loam, 2 to 6 percent slopes	3.96	4.9%		> 6.5ft.	Ile	4224	79	79	66	71	
7496	Pawnee and Mayberry clay loams, 6 to 11 percent slopes, eroded	2.25	2.8%		> 6.5ft.	IVe	3788	51	46	48	42	4

Soils data provided by USDA and NRCS.



# 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

**402.480.6833**

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## MidwestLandGroup.com

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