

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

SEWARD COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 10 +/- ACRE BUILD SITE IN SEWARD COUNTY, NEBRASKA

Midwest Land Group is excited to offer this exceptional 10 +/- acre build site, conveniently located less than 30 minutes from Lincoln, Nebraska. Tucked away behind mature tree lines and surrounded by natural beauty, the property offers a secluded and peaceful feel while remaining easily accessible. Located just under 2 miles from a paved road and only 10 minutes from Branched Oak Lake, it's the perfect blend of privacy and convenience.

An added bonus for outdoor enthusiasts, this tract is loaded with wildlife. Deer and turkey are frequently seen throughout the property, making it an ideal retreat for nature lovers or hunters alike. The property has been surveyed and is ready for its new owner.

Don't miss the chance to build your dream home and wake up to gobbling turkeys and roaming deer. Contact Rudy Vrtiska at (402) 801-1742 for more details or to schedule your private showing.



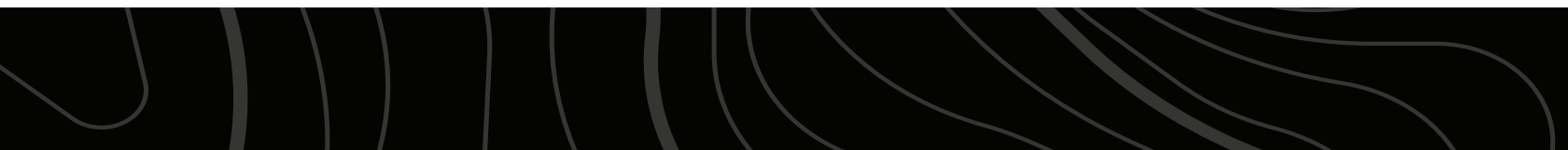
PROPERTY FEATURES

PRICE: **\$190,000** | COUNTY: **SEWARD** | STATE: **NEBRASKA** | ACRES: **10**

- Natural barriers and seclusion
- Quality grass and mature timber
- Several build site locations
- Excellent population of deer and turkeys
- Less than 30 minutes to Northwest Lincoln
- 10 minutes from Branched Oak Lake
- 1 hour and 15 minutes from Omaha
- Seward School District

SEVERAL BUILD SITE LOCATIONS

Located just under 2 miles from a paved road and only 10 minutes from Branched Oak Lake, it's the perfect blend of privacy and convenience.



QUALITY GRASS AND MATURE TIMBER



NATURAL BARRIERS AND SECLUSION



AERIAL MAP



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Boundary Center: $40^{\circ} 58' 31.41$, $-96^{\circ} 57' 31.27$

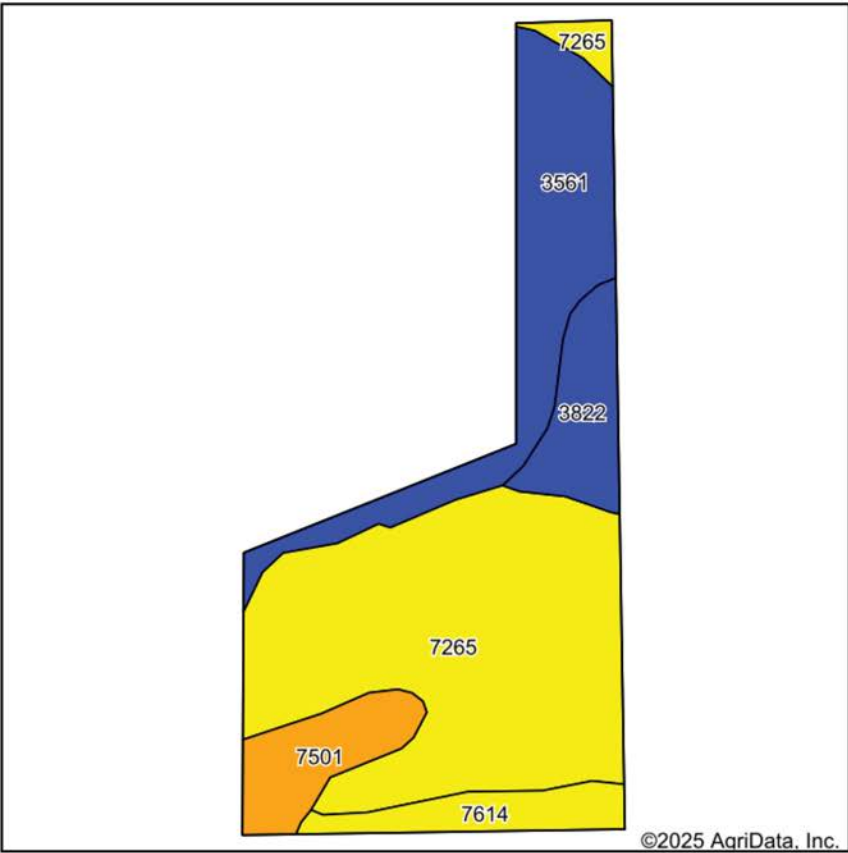
27-12N-4E
Seward County
Nebraska

0ft 244ft 488ft

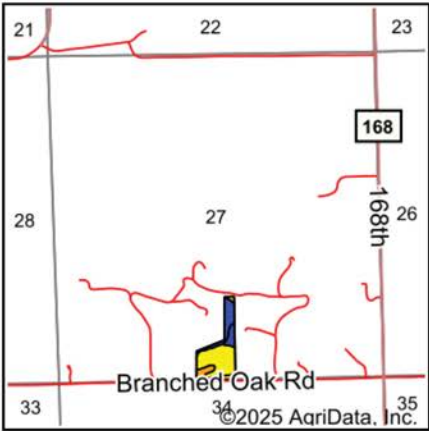


7/10/2025

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Seward**
Location: **27-12N-4E**
Township: **Precinct A**
Acres: **10.99**
Date: **7/10/2025**



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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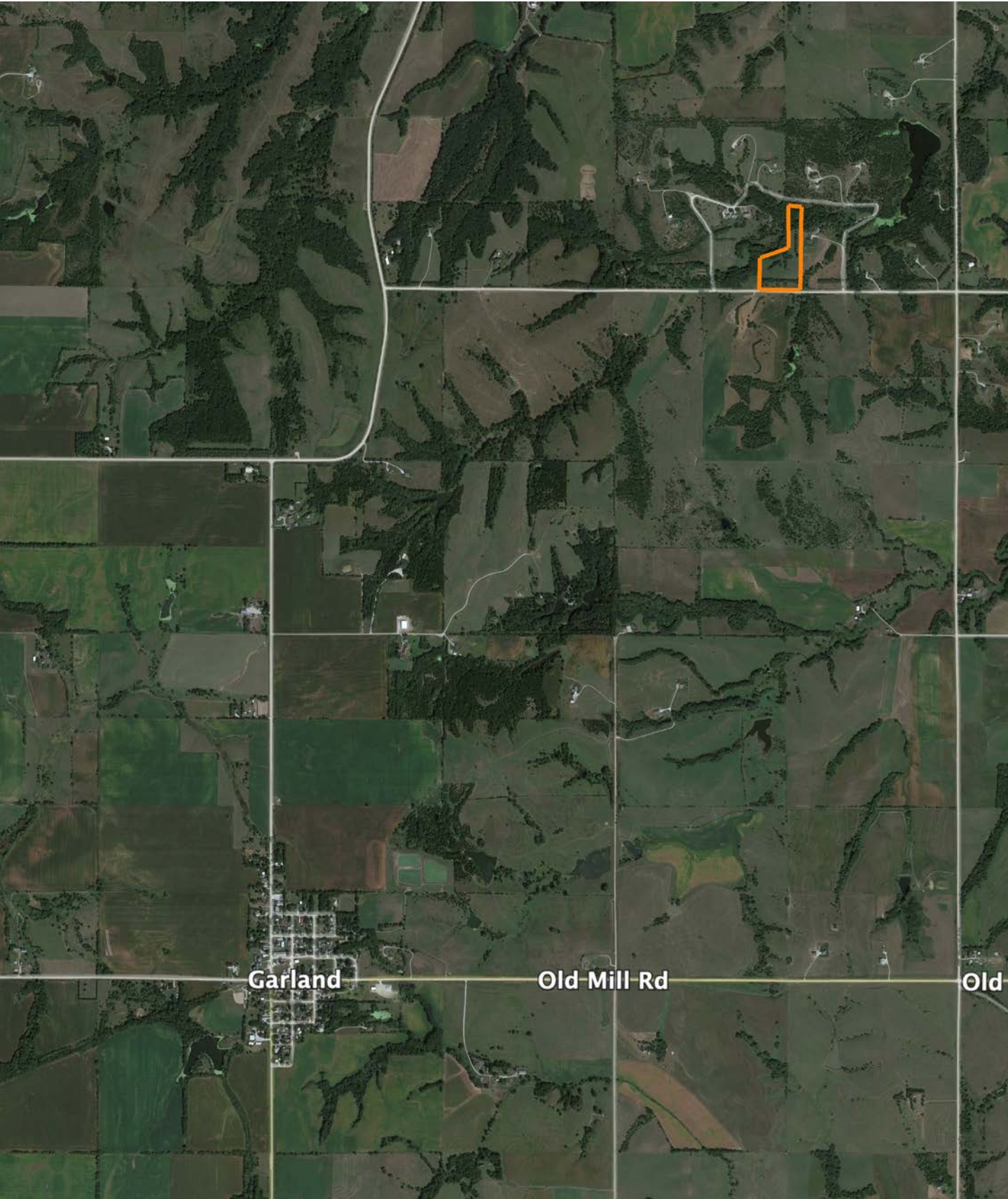
Area Symbol: NE159, Soil Area Version: 24

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
7265	Burchard-Steinauer clay loams, 11 to 17 percent slopes	6.03	54.8%		> 6.5ft.	IVe	3500	55	49	52	54
3561	Hobbs silt loam, occasionally flooded	2.45	22.3%		> 6.5ft.	IIw	4235	80	65	60	80
3822	Crete silt loam, terrace, 1 to 3 percent slopes	0.91	8.3%		> 6.5ft.	IIe	3600	65	52	65	63
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	0.90	8.2%		> 6.5ft.	IIIe	3883	48	38	47	39
7614	Steinauer clay loam, 6 to 11 percent slopes, eroded	0.70	6.4%		> 6.5ft.	IVe	2925	61	55	55	61
Weighted Average						3.31	3666.9	*n 61.2	*n 52.3	*n 54.6	*n 59.8

*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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