

MIDWEST LAND GROUP PRESENTS



204 ACRES  
**HARRISON COUNTY, IA**

**Austin Avenue, Mondamin, Iowa 51557**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# WESTERN IOWA INCOME PRODUCING CRP BORDERING I-29

Located north of Omaha and on the Iowa side of the border is this 204 +/- acres of income-producing CRP. The farm's cropland acres hold an average CSR2 rating of 60.59. The long-term CRP contracts generate \$62,080 in annual income, producing an attractive ROI while also offering plentiful hunting opportunities. (16.2 acres with annual payment of \$4,810 enrolled until 2026, 124.41 acres generating \$43,982 enrolled until 2030, 55.12 acres generating \$13,287 enrolled until 2051). There is a history of strong yields if the farm were to be put back into grain production in the future. Proper water drainage systems have also been established.

Located along Interstate 29, providing easy access and a short distance from the Omaha metro. Also, located just northwest of Missouri Valley, Iowa.

This low-risk investment with highly desirable interstate frontage will provide a competitive ROI year after year. Contact Rudy Vrtiska at (402) 801-1742 for additional information and to schedule a private showing.





# PROPERTY FEATURES

PRICE: **\$1,609,560** | COUNTY: **HARRISON** | STATE: **IOWA** | ACRES: **204**

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- Interstate 29 frontage
- 60.59 CSR2 rating
- \$62,080 in annual income
- \$305 per acre in annual income
- Plentiful hunting opportunities
- Close proximity to grain markets for future farming
- 30 minutes from Omaha metro
- 20 minutes from Missouri Valley





# INTERSTATE 29 FRONTAGE

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# 60.59 CSR2 RATING

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# \$62,080 IN ANNUAL INCOME

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# 30 MINUTES FROM OMAHA METRO

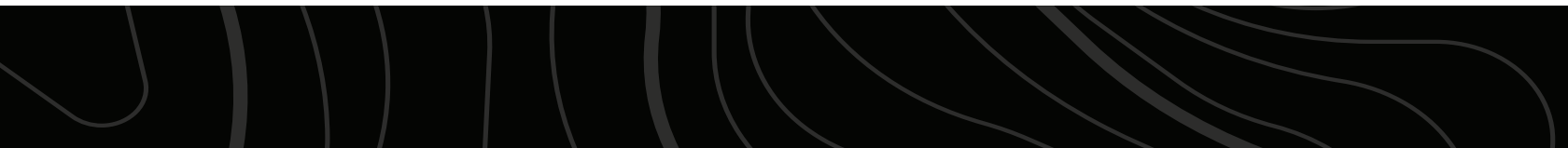
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# PLENTIFUL HUNTING OPPORTUNITIES

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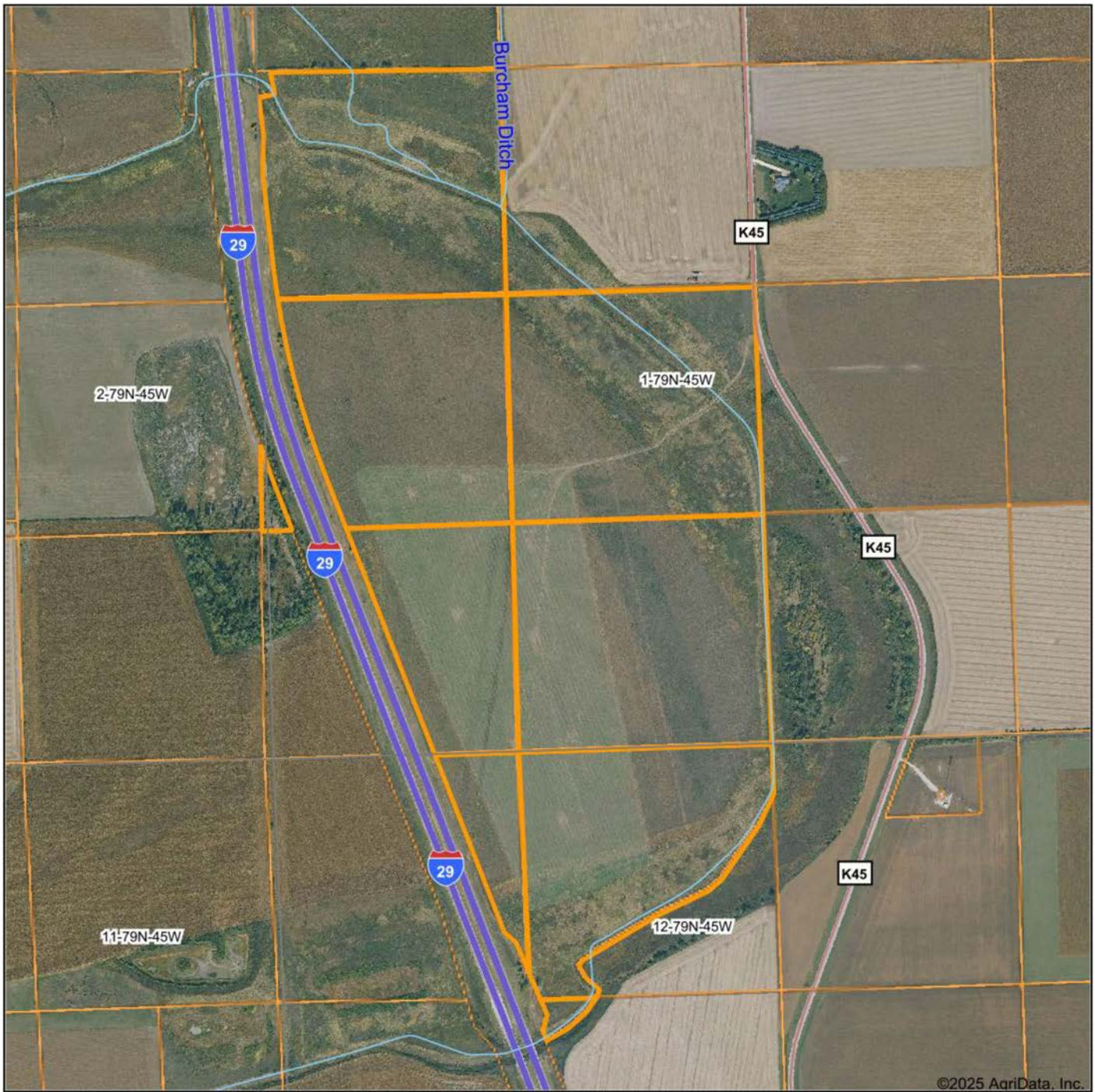
# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 41° 40' 43.95, -96° 2' 9.88

0ft 838ft 1676ft



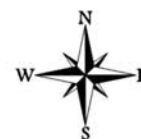
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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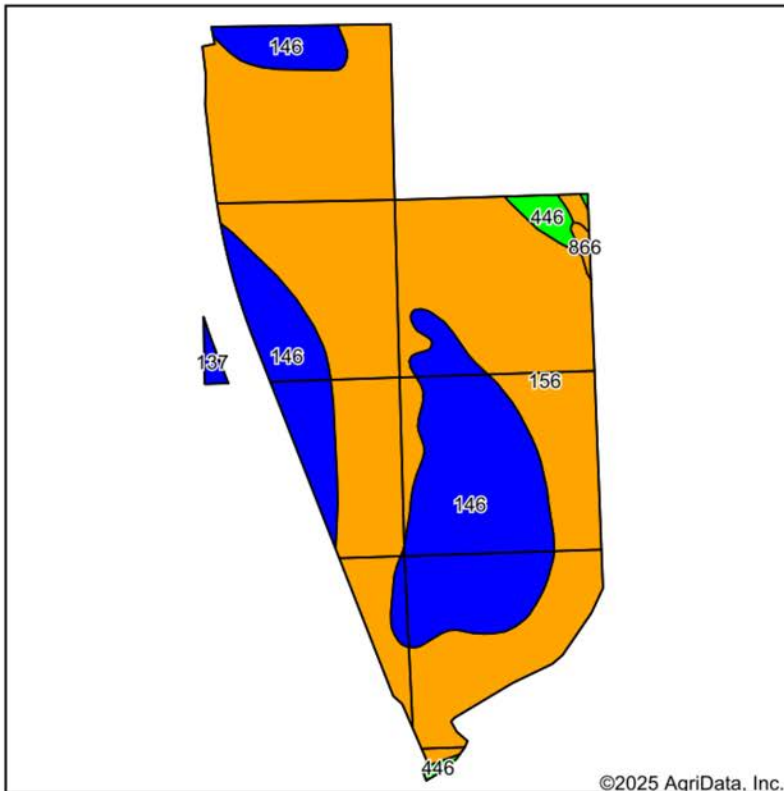
**1-79N-45W**  
**Harrison County**  
**Iowa**



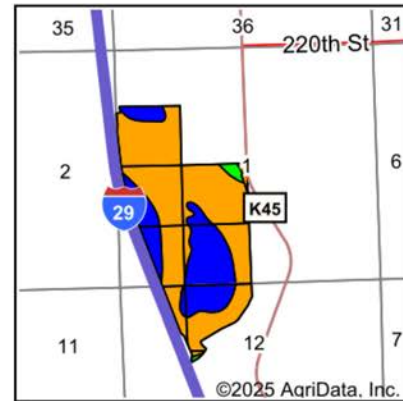
9/2/2025



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Harrison**  
 Location: **1-79N-45W**  
 Township: **Clay**  
 Acres: **200.37**  
 Date: **9/2/2025**



Maps Provided By:



Area Symbol: IA085, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	135.87	67.9%		> 6.5ft.	Illw	3550	161.6	46.9	52	51	37	25	51	
146	Onawa silty clay	59.71	29.8%		> 6.5ft.	Ilw	0	201.6	58.5	79	61	58	42	61	
446	Burcham silt loam	2.65	1.3%		> 6.5ft.	Iw	0	217.6	63.1	89	67	62	62	67	1
137	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	0.86	0.4%		> 6.5ft.	Ilw	4410	195.2	56.6	67	78	67	56	77	
66+	Luton silt loam, overwash	0.68	0.3%		> 6.5ft.	Illw	0	163.2	47.3	52	57	49	28	57	
866	Luton silty clay, thin surface	0.60	0.3%		> 6.5ft.	Illw	0	163.2	47.3	52	53	48	26	53	
Weighted Average						2.67	2426.2	174.4	50.6	60.6	*n 54.3	*n 43.8	*n 30.7	*n 54.3	*n *-

\*\*IA has updated the CSR values for each county to CSR2.

\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

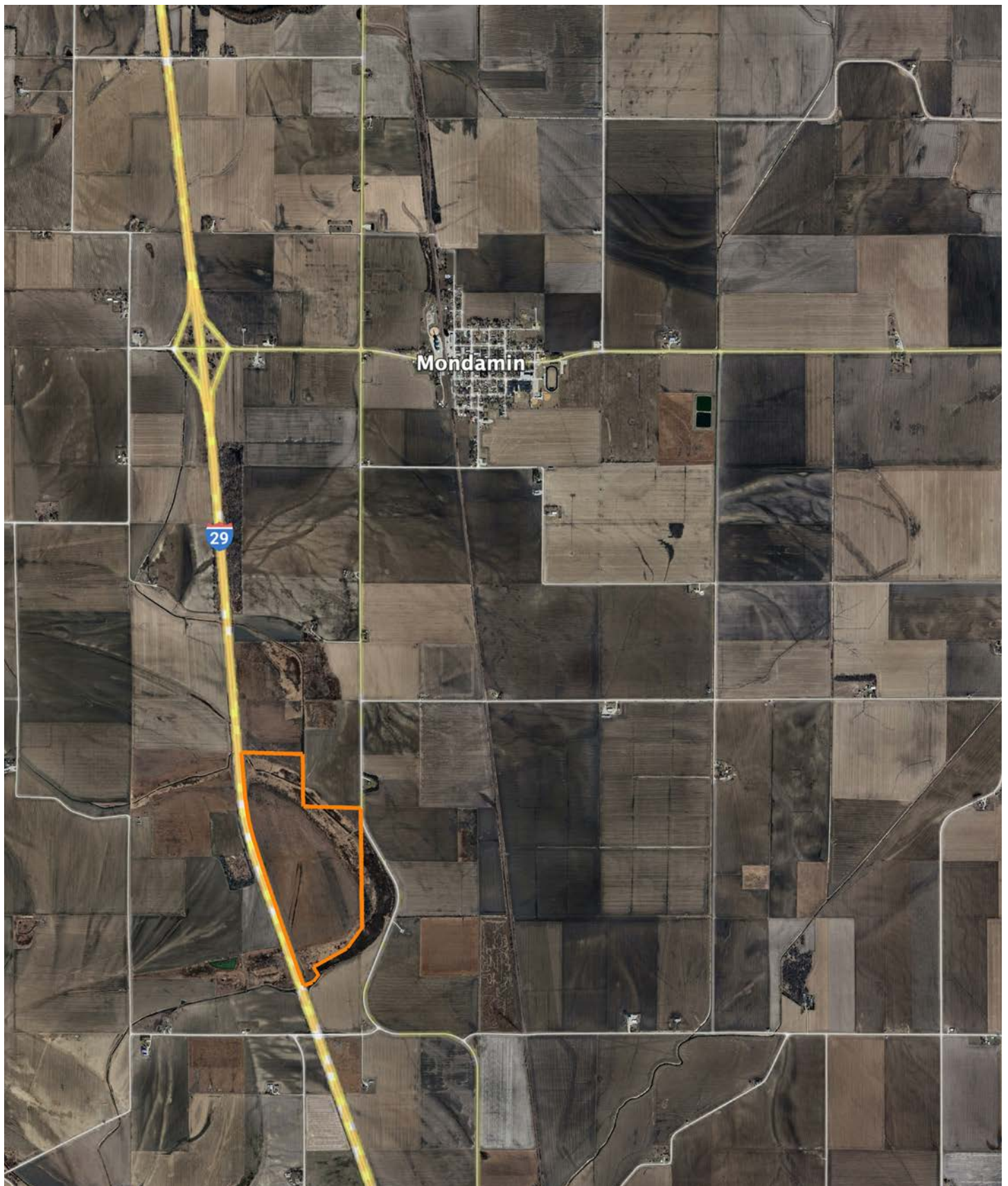
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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## 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**

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



## MidwestLandGroup.com

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