

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

CUMING COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT CUMING COUNTY, NEBRASKA DRYLAND QUARTER

A dryland farm as clean as this Cuming County, Nebraska quarter would be hard to find anywhere in the Midwest! Right at 160 acres, this farm lies directly between West Point and Oakland, Nebraska, only two miles north of Highway 32 at the intersection of 22nd and I Road. This farm is nearly 100% tillable with only a few well-maintained waterways breaking up the mix of bottomland and rolling hills. The east half of the farm lies along Cuming Creek and mostly consists of Zook

and Coleridge silty clay loams, making for some of the best dryland farmland you can find in Eastern Nebraska. The west half climbs to a gently terraced hilltop consisting of mostly Moody, Alcester, and Nora class II and III soils. With an overall NCCPI rating of 71, this farm is a great producer in a phenomenal area. This top-notch Nebraska farm has been extremely well-managed by a longtime tenant and is open for the 2026 growing season. Don't miss your chance at this one!



PROPERTY FEATURES

PRICE: **\$1,952,000** | COUNTY: **CUMING** | STATE: **NEBRASKA** | ACRES: **160**

- 160-acre dryland farm in Cuming County, Nebraska
- Directly between West Point and Oakland
- Located two miles north of Highway 32
- Nearly 100% tillable with a few well-maintained waterways
- East half lies low and flat along Cuming Creek
- Mostly Zook and Coleridge soils on the bottom
- West half is gently terraced with no erosion
- Mostly Moody, Alcester, and Nora soils on top
- Overall NCCPI rating of 71
- Extremely well-managed by a long-time tenant
- Open for the 2026 growing season



160-ACRE DRYLAND FARM



BETWEEN WEST POINT AND OAKLAND



NEARLY 100% TILLABLE



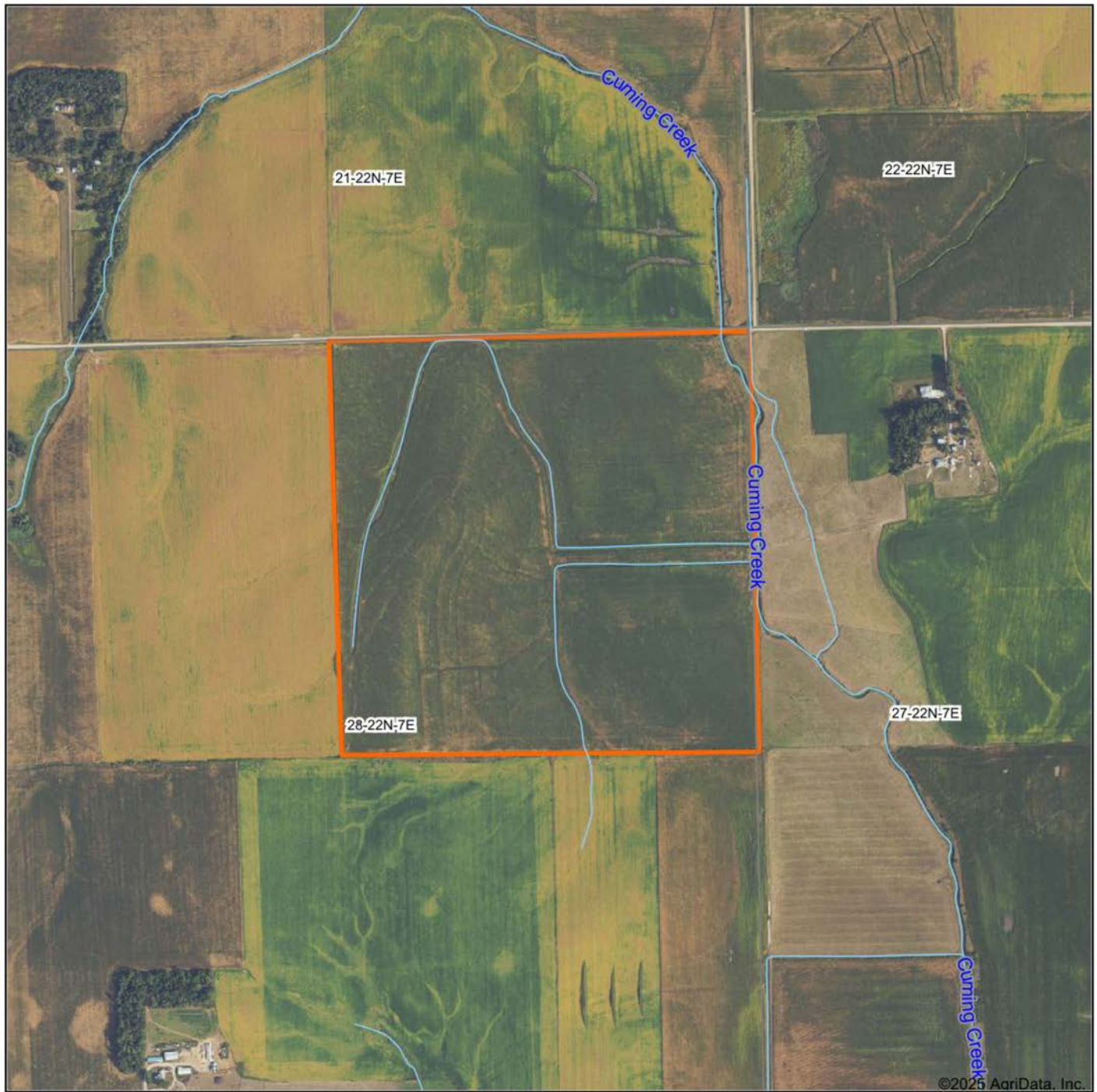
EAST HALF ALONG CUMING CREEK



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 41° 51' 16.22, -96° 37' 5.83

0ft 979ft 1958ft



Maps Provided By:



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28-22N-7E
Cuming County
Nebraska



10/16/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 1,333.2

Max: 1,432.9

Range: 99.7

Average: 1,362.2

Standard Deviation: 25.56 ft

0ft 473ft 946ft

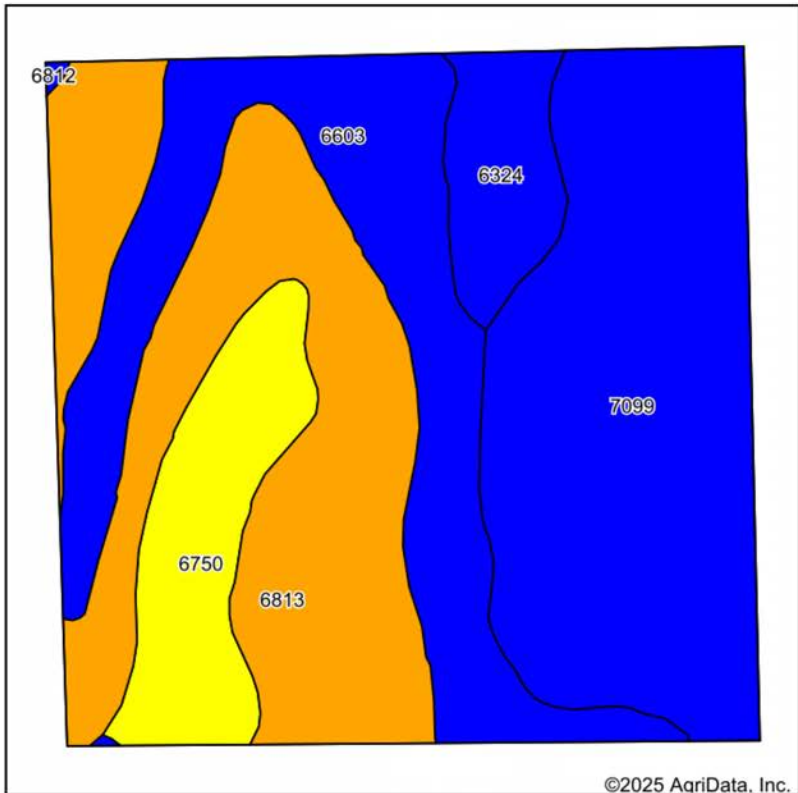


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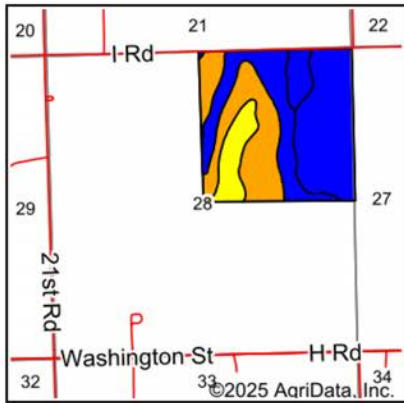
28-22N-7E
Cuming County
Nebraska

Boundary Center: 41° 51' 16.22, -96° 37' 5.83

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Cuming**
Location: **28-22N-7E**
Township: **Garfield**
Acres: **160**
Date: **10/16/2025**



Maps Provided By:



Area Symbol: NE039, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Hydric Rating	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	53.18	33.3%		91	Ilw	Ilw	68	35	34	67
6813	Moody silty clay loam, 6 to 11 percent slopes	46.62	29.1%			Ille	IVe	73	73	65	72
6603	Alcester silty clay loam, 2 to 6 percent slopes	34.94	21.8%		1	Ile	Ille	75	74	66	72
6750	Nora silt loam, 11 to 17 percent slopes, eroded	16.31	10.2%			IVe		62	58	56	62
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.73	5.5%		5	Ilw	Ilw	80	79	57	74
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	0.22	0.1%			Ile	Ille	64	64	59	64
Weighted Average						2.50	*-	*n 71	*n 59.4	*n 53.6	*n 69.4

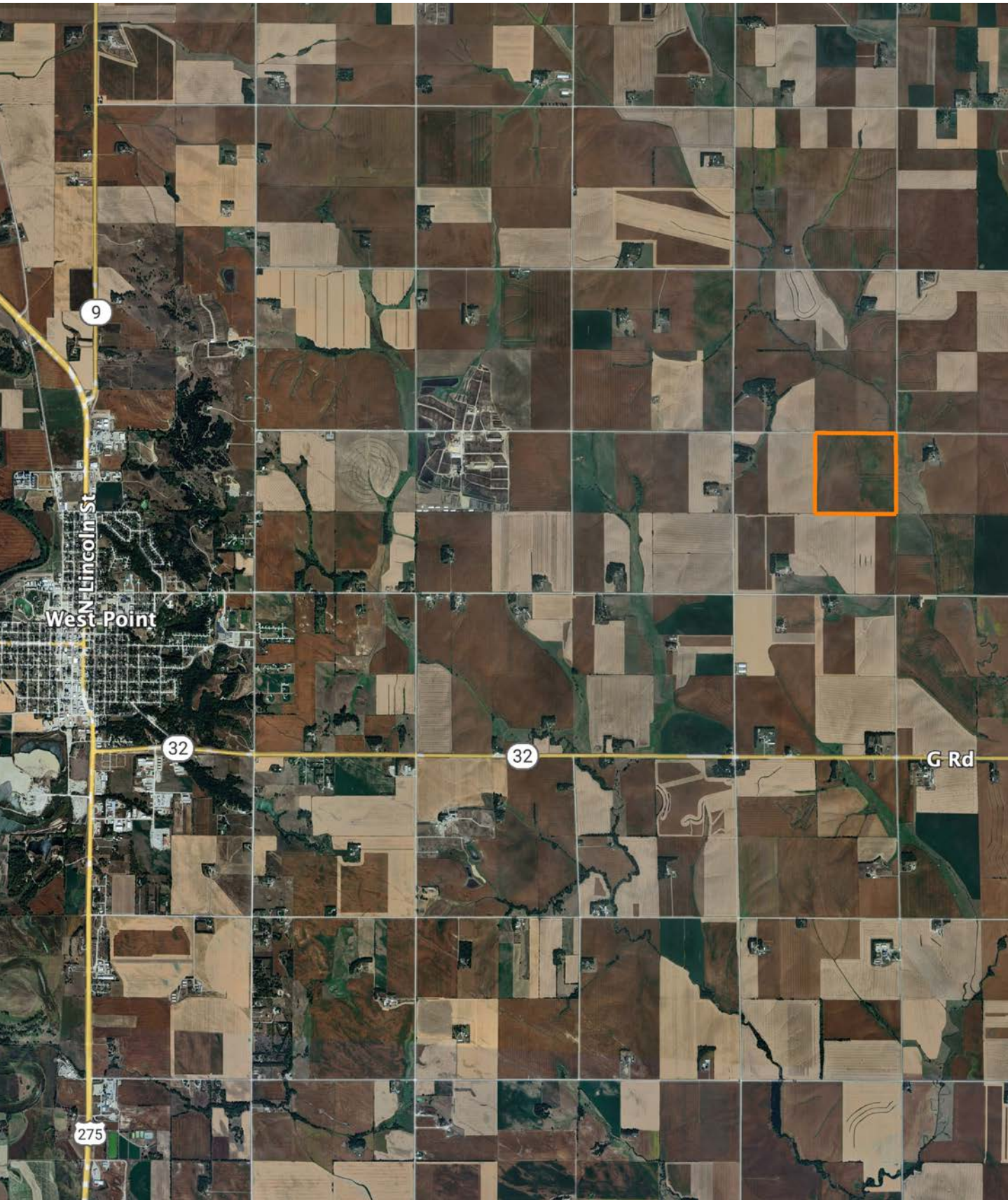
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Jake Crnkovich loves the outdoors. From farming and ranching to serious trophy hunting and management practices, Jake's experiences have set him up to be a model land agent. His outdoor career started by managing the Archery and Hunting Shop at Scheels. From there, he took a sales position with an outdoor and ag equipment company before finally becoming a land agent. At Midwest Land Group, Jake is able to bring his knowledge and passion for the outdoors to the very people who seek it. Raised in Ashland, between Omaha and Lincoln on the Platte River, Jake went to Ashland-Greenwood High School and the University of Nebraska at Lincoln. Today, he lives in Ashland with his wife, Nicole, their two daughters, Mackenna and Natallie, and three dogs.

When not building selling land, Jake enjoys spending time bowhunting, waterfowl hunting, competing in archery and bowfishing tournaments, fishing, airboating, dog training, camping, and enjoying sports with his family. A member of Ducks Unlimited, Bowfishers of Nebraska, Bowfishing Association of America, Nebraska Bowhunters Association, and the Sportsman's Alliance, Jake is an expert at precision bow tuning (from setup to shooter training) and excels at dissecting properties to find the best usage for the different seasons. With his diverse background in sales and customer service, Jake is able to quickly relate and cater to anyone who shares his passion for the outdoors. If this sounds like you, be sure to give Jake a call.



JAKE CRNKOVICH,
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