

MIDWEST LAND GROUP PRESENTS



80 ACRES
CUMING COUNTY, NE

000 I Road, West Point, Nebraska 68788



MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL DRYLAND 80 +/- ACRE FARM IN CUMING COUNTY

This beautiful Cuming County, Nebraska 80 would make a great addition to any producer or investor's portfolio. The farm lies directly between West Point and Oakland, Nebraska and lies only two miles north of Highway 32 at the intersection of 22nd and I Road. Most of the farm is gently rolling with only a few well-maintained waterways. With mostly Moody, Alcester, and Zook class II and III soils, this farm has an overall NCCPI rating of 71.5. This farm has been extremely well managed by a

longtime tenant for many years and is now open for the 2026 growing season. Roughly eight acres on the west side of the farm, along I Road, has grown into a tall, lush mix of native and wetland grasses creating phenomenal habitat for the healthy populations of pheasants and quail in the area. The waterways are also thick enough to hold birds for the upland hunter. This 80 is a top producer in an area with some of the best dryland acres in Eastern Nebraska.

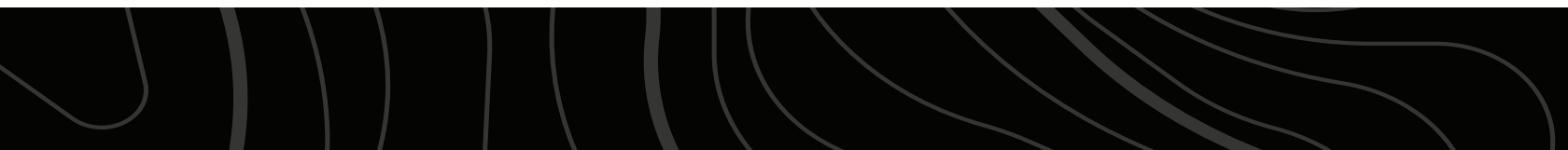


PROPERTY FEATURES

PRICE: **\$952,000** | COUNTY: **CUMING** | STATE: **NEBRASKA** | ACRES: **80**

- 80 +/--acre dryland farm in Cuming County, Nebraska
- Located directly between West Point and Oakland
- Only two miles north of Highway 32 at 22nd and I Road
- Perfect addition for any investor or producer
- Clean, mostly tillable farm with well-maintained waterways
- Gently rolling topography
- Mostly Moody, Alcester, and Zook soils
- Overall NCCPI Rating of 71.5
- Extremely well-managed by a longtime tenant
- Open for the 2026 growing season

80 +/- ACRE DRYLAND FARM



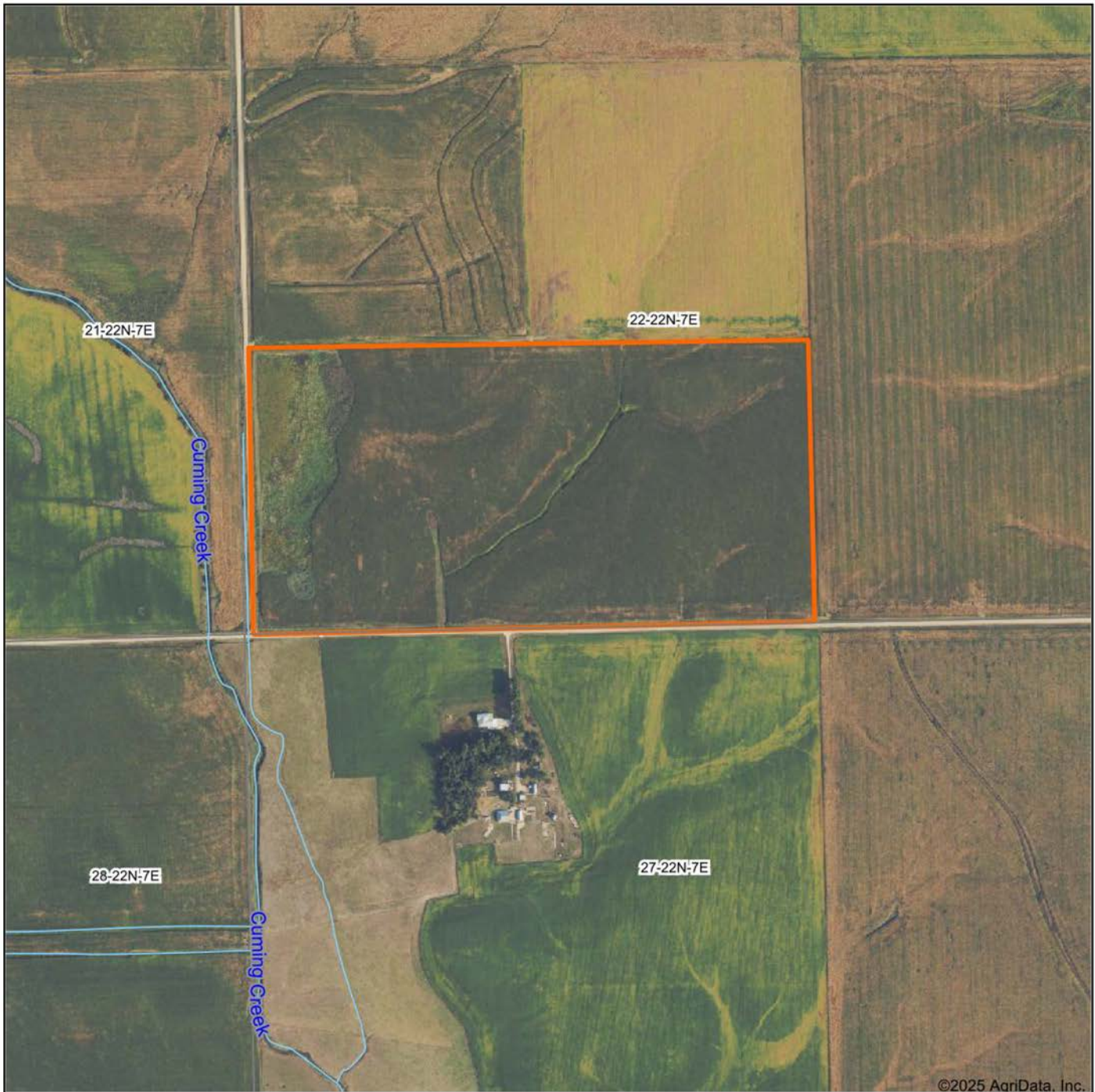
MOODY, ALCESTER, AND ZOOK SOILS



OVERALL NCCPI RATING OF 71.5



AERIAL MAP



Maps Provided By:



Boundary Center: 41° 51' 36.03, -96° 36' 30.48

22-22N-7E
Cuming County
Nebraska

0ft 727ft 1453ft



10/16/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 20.0
Min: 1,339.5
Max: 1,426.7
Range: 87.2
Average: 1,379.6
Standard Deviation: 25.2 ft

0ft 452ft 904ft

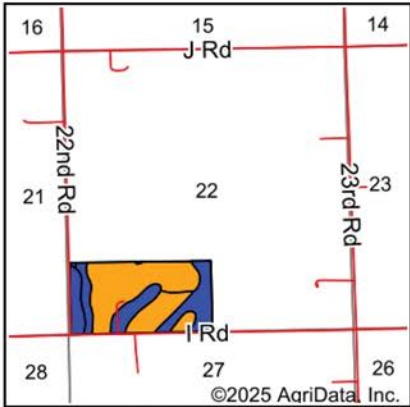
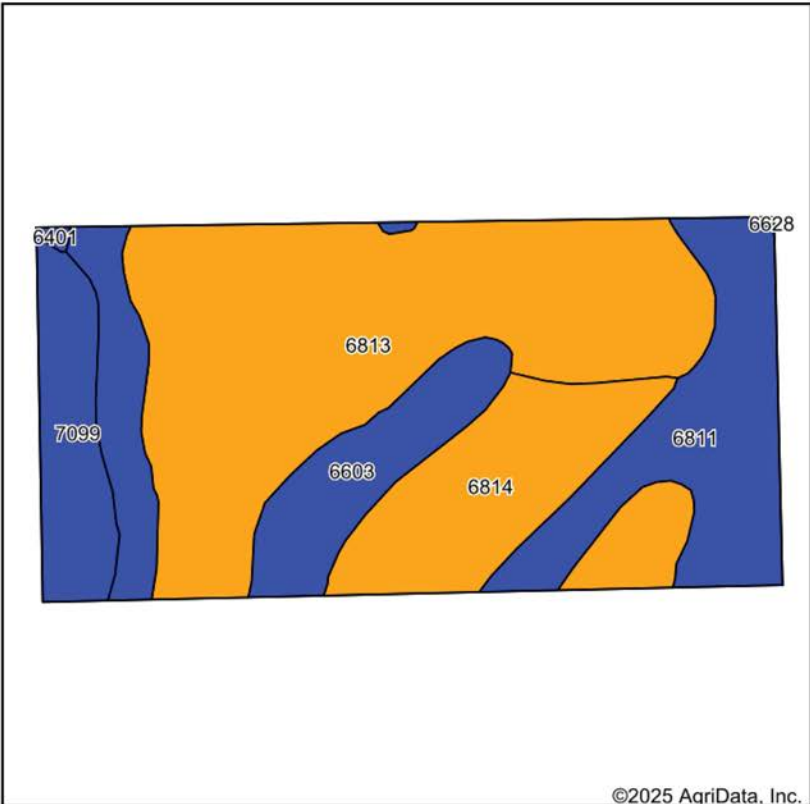


10/16/2025

22-22N-7E
Cuming County
Nebraska

Boundary Center: 41° 51' 36.03, -96° 36' 30.48

SOIL MAP



State: **Nebraska**
County: **Cuming**
Location: **22-22N-7E**
Township: **Garfield**
Acres: **80**
Date: **10/16/2025**



Maps Provided By:
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Soils data provided by USDA and NRCS.

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
6813	Moody silty clay loam, 6 to 11 percent slopes	34.71	43.3%			IIle	IVe	73	73	65	72
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	13.66	17.1%			IIle	IVe	63	62	57	61
6811	Moody silty clay loam, 2 to 6 percent slopes	13.08	16.4%		3	Ile	IIle	75	74	68	74
6603	Alcester silty clay loam, 2 to 6 percent slopes	11.93	14.9%		1	Ile	IIle	75	74	66	72
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.45	8.1%		91	Ilw	Ilw	68	35	34	67
6401	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.17	0.2%		5	Ilw		77	72	53	76
Weighted Average						2.60	*-	*n 71.5	*n 68.4	*n 61.7	*n 70.1

*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.

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,
LAND AGENT

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