

MIDWEST LAND GROUP PRESENTS

83 ACRES IN

PAWNEE COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ONLINE AUCTION: HIGHWAY FRONTAGE 83 +/- TILLABLE FARM IN PAWNEE COUNTY, NEBRASKA

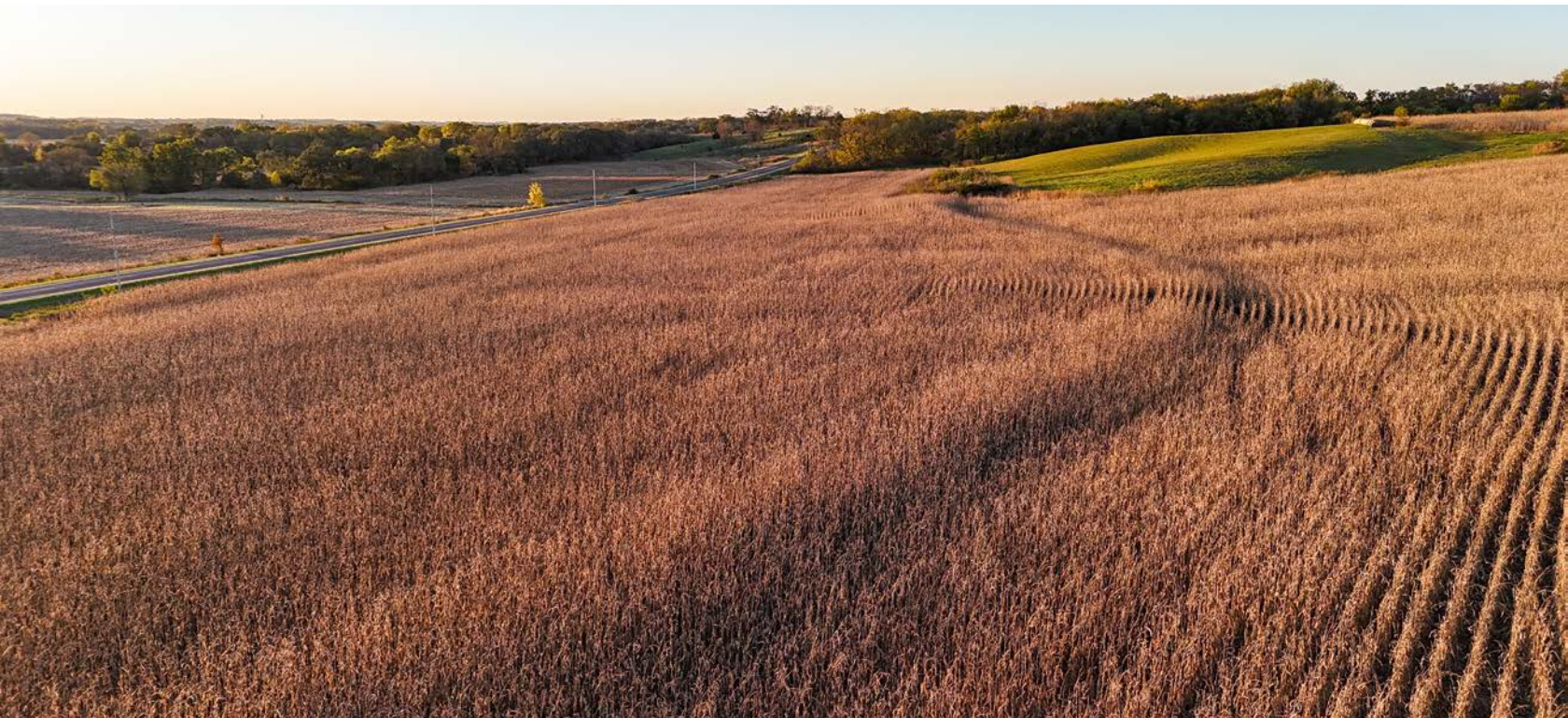
Located on the border of Pawnee and Richardson Counties is this 83 +/- tillable tract. Not only is the property in a highly desirable area, but it also has Highway 105 frontage. 65 acres are currently in production, with the ability to increase that number in the next growing season.

The tillable acres on the farm show an overall NCCPI of 60.1. This farm will have an open lease for the 2026 crop season and will be ready for its new owners. The tillable acres, potential build site, and highway frontage make this a piece you don't want to miss out on.

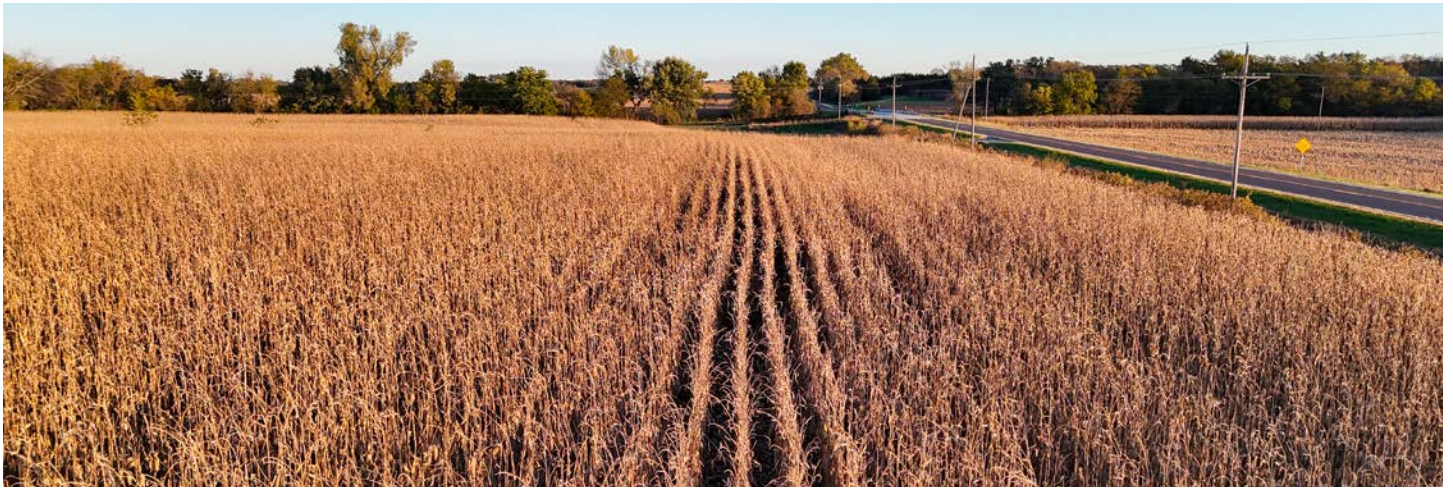
PROPERTY FEATURES

COUNTY: **PAWNEE** | STATE: **NEBRASKA** | ACRES: **83**

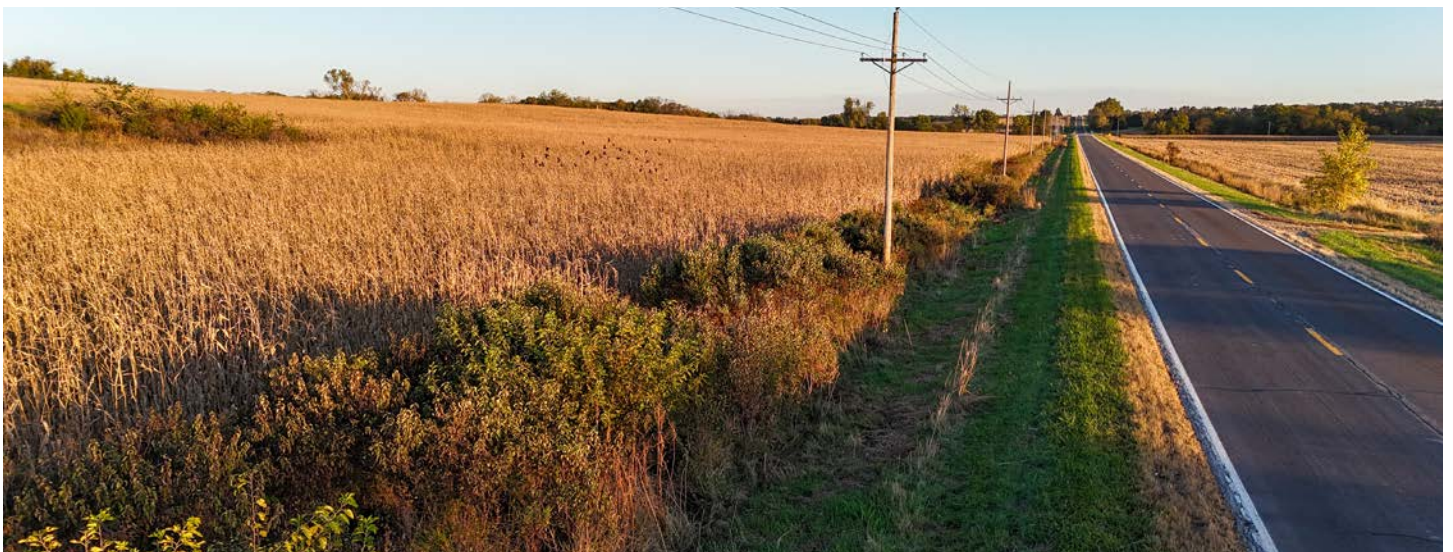
- 83 +/- total acres
- 65 +/- acres currently in production
- Highway 105 frontage
- Potential build site
- NCCPI: 60.1
- Open 2026 crop lease



65 +/- ACRES CURRENTLY IN PRODUCTION



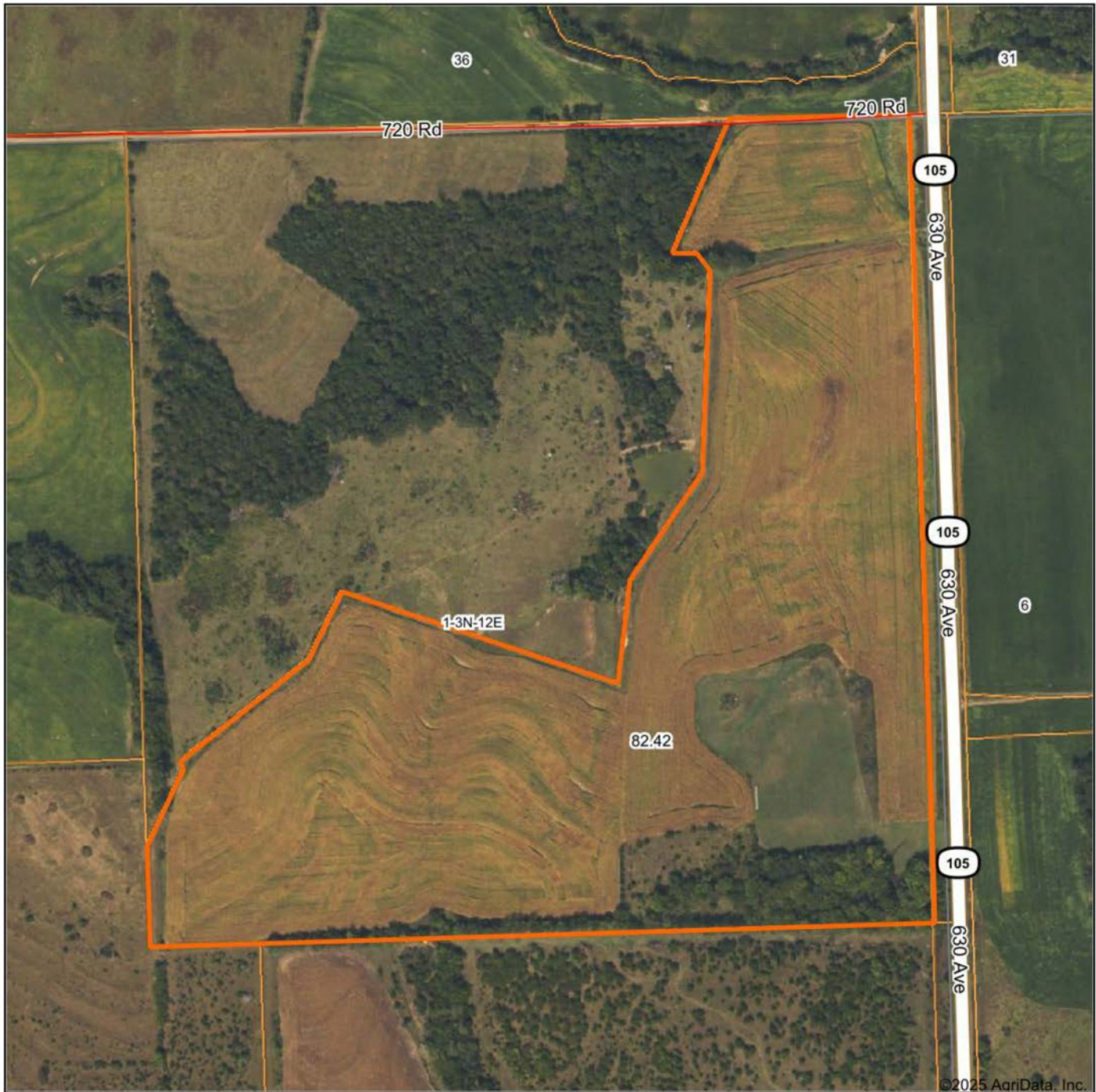
HIGHWAY 105 FRONTAGE



POTENTIAL BUILD SITE



AERIAL MAP



Boundary Center: 40° 15' 28.32, -96° 0' 54.16

0ft 507ft 1014ft



Maps Provided By:



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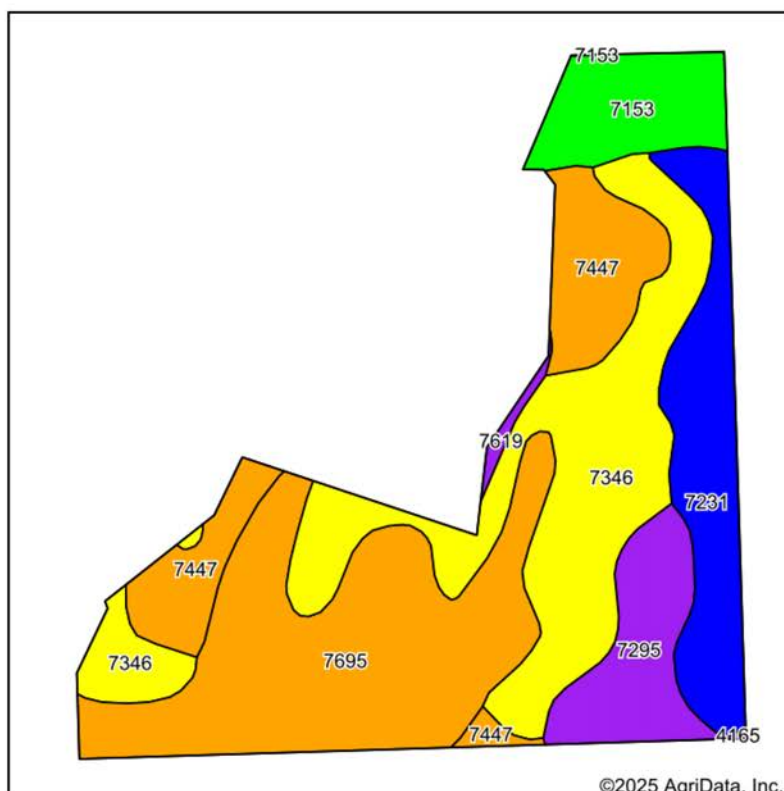
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1-3N-12E
Pawnee County
Nebraska

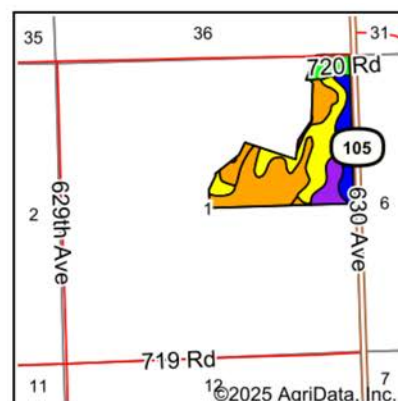


10/21/2025

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Pawnee**
 Location: **1-3N-12E**
 Township: **Precinct 3, Table Rock**
 Acres: **82.35**
 Date: **10/21/2025**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE127, Soil Area Version: 25
 Area Symbol: NE133, Soil Area Version: 24

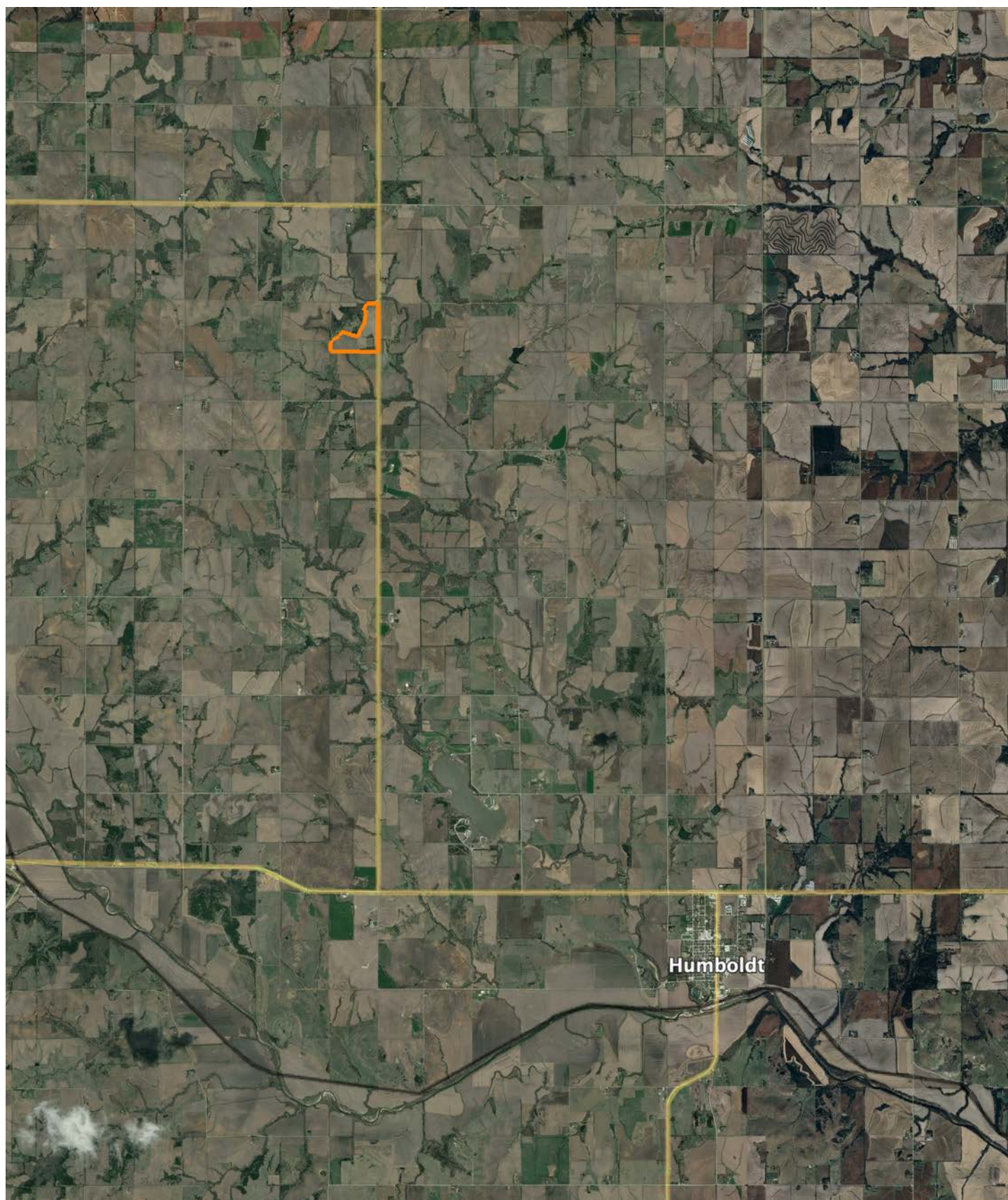
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	24.41	29.6%		> 6.5ft.	IIle	3713	56	50	56	47
7346	Malmö soils, 3 to 11 percent slopes, eroded	23.68	28.8%		> 6.5ft.	IVe	3750	42	38	42	40
7231	Judson silt loam, 2 to 6 percent slopes	10.49	12.7%		> 6.5ft.	Ile	4224	79	79	66	71
7447	Morrill loam, 6 to 11 percent slopes	10.11	12.3%		> 6.5ft.	IIle	3400	69	69	61	65
7295	Malcolm complex, 11 to 25 percent slopes	6.94	8.4%		> 6.5ft.	VIe	3900	72	72	60	65
7153	Kennebec silt loam, rarely flooded	6.23	7.6%		> 6.5ft.	Iw	2975	89	89	73	84
7619	Steinauer clay loam, 30 to 50 percent slopes	0.49	0.6%		> 6.5ft.	VIIe	2763	19	19	17	14
Weighted Average						3.29	3704.6	*n 60.1	*n 57.2	*n 55.3	*n 54.4

*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



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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