

MIDWEST LAND GROUP PRESENTS

95.53 ACRES IN

SAUNDERS COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY 95.53 +/- ACRE HUNTING PACKAGE WITH TILLABLE INCOME

Located in Saunders County just outside the Lincoln Metropolitan area, this exceptional outdoor retreat offers a rare combination of prime location, outstanding hunting, and income-producing farmland. To top it all off, this is a turn-key package including a Montana 4540 Utility Tractor (86 Hours), Yamaha Rhino UTV, Champion Firearm Safe, and various shop tools.

As soon as you pull into the driveway, the custom-built cabin and pond provide a warm welcome to your outdoor dreams. The cabin is equipped with running water, electricity, and a wood-burning stove, making it comfortable year-round. The oven, refrigerator, kitchen table, and bunk beds will also be staying with the property. A shop with concrete floors rounds out the remaining square footage, providing ample space for your new tractor, utv, and any future toys. Invite your friends and family, and come make this the hunting camp you've always wanted.

This property is one of the most unique landscapes I have ever stepped afoot. A flowing stream winds through the hardwood timber, creating natural drainages and ditches. There are several pockets of lowland water

that create a swampy or marsh-like environment that big bucks will never want to leave. The proof is in the pudding with buck scrapes and rubs everywhere. The natural pinch points and open fields make this piece desirable for both bow and gun hunters. I have personal experience hunting this property and am more than willing to vouch for both the quantity and quality of deer (see recent trail cam pictures). Food, water, and cover are the essentials for whitetail deer, and this property checks all the boxes. Groups of 40-50 turkeys were also regularly seen this Fall and I also watched a large covey of quail from my treestand.

There is a great balance of timber and tillable acres with approximately 53 +/- currently in production and an oral lease for 2026. The income-producing acres lie extremely well and are composed mainly of Class I and II Soils. Take a look at the soil map, and you'll see it speaks for itself.

Productive tillable farms with world-class hunting rarely become available. Don't miss out on this opportunity! Contact Rudy Vrtiska at (402) 801-1742 for your own private showing.



PROPERTY FEATURES

COUNTY: **SAUNDERS** | STATE: **NEBRASKA** | ACRES: **95.53**

- 53 +/- tillable acres
- High-quality Class I and II soil
- 1,920 square foot custom cabin/shop
- Water and electricity
- Abundant deer and turkey
- Big buck history
- Diverse hardwoods
- Flowing creek and lowland marshes
- Oral year-to-year tillable lease agreement
- Less than 25 minutes Lincoln Metro
- Less than 40 minutes from Omaha Metro



CUSTOM CABIN/SHOP

The cabin is equipped with running water, electricity, and a wood-burning stove, making it comfortable year-round. The oven, refrigerator, kitchen table, and bunk beds will also be staying with the property. A shop with concrete floors rounds out the remaining square footage, providing ample space for your new tractor, utv, and any future toys.



DIVERSE HARDWOODS



FLOWING CREEK



53 +/- TILLABLE ACRES

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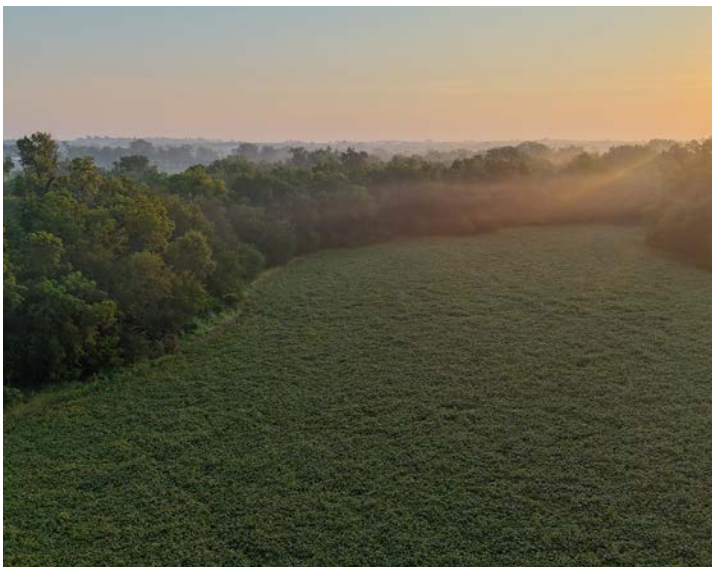
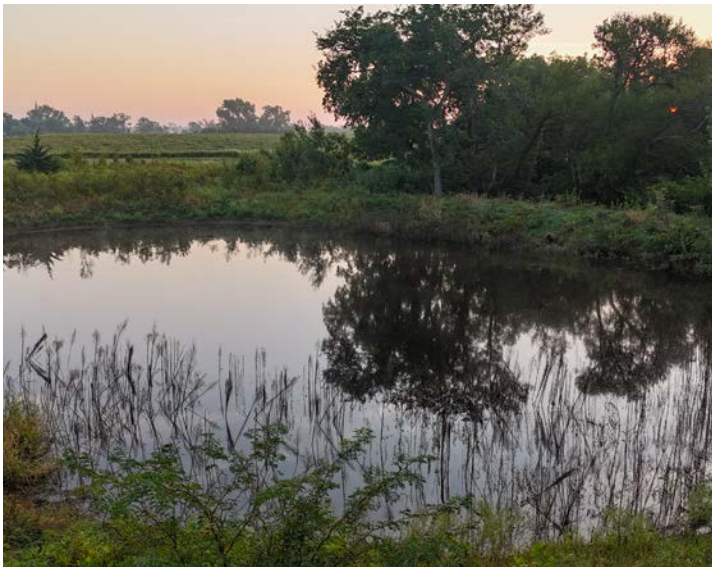


ABUNDANT DEER AND TURKEY

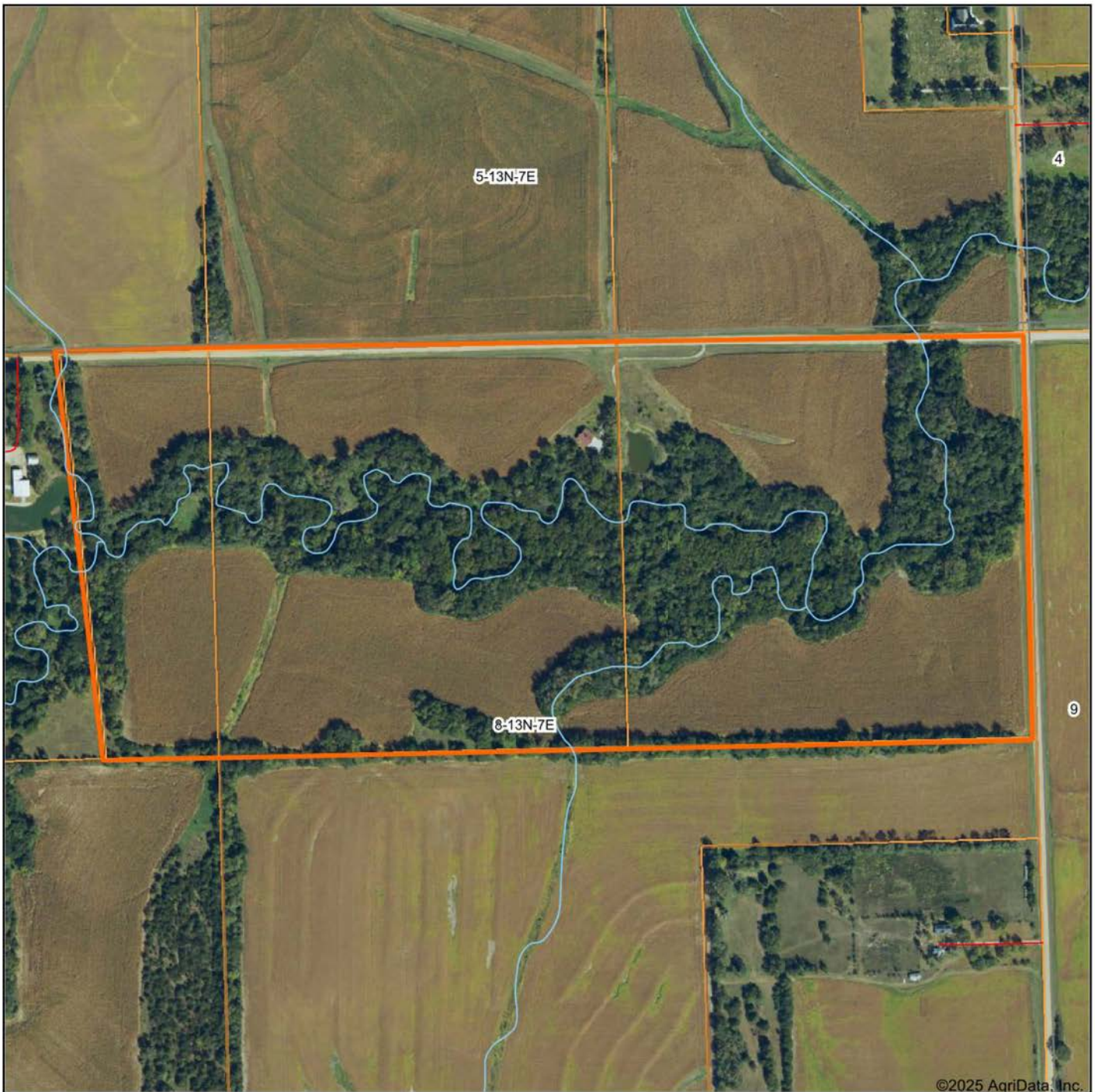
The natural pinch points and open fields make this piece desirable for both bow and gun hunters. I have personal experience hunting this property and am more than willing to vouch for both the quantity and quality of deer (see recent trail cam pictures).



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 41° 6' 59.17, -96° 38' 44.27

0ft 506ft 1013ft



Maps Provided By:



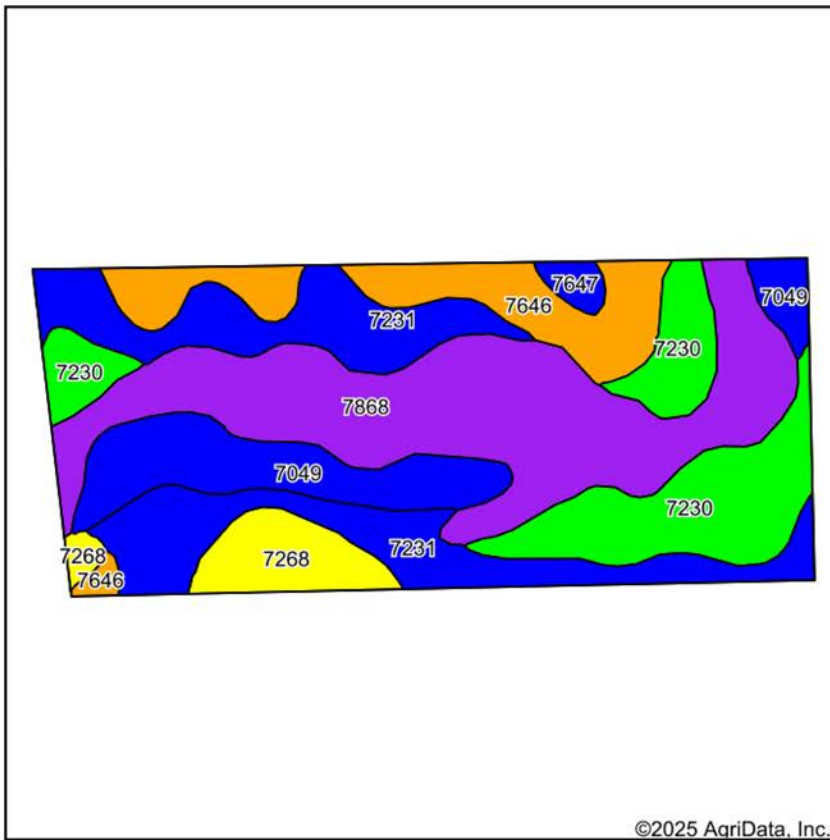
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8-13N-7E
Saunders County
Nebraska

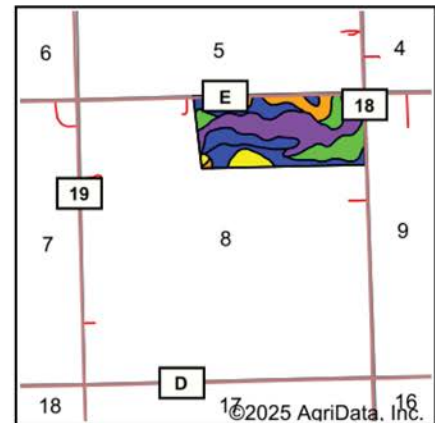


12/22/2025

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Saunders**
 Location: **8-13N-7E**
 Township: **Richland**
 Acres: **94.56**
 Date: **12/22/2025**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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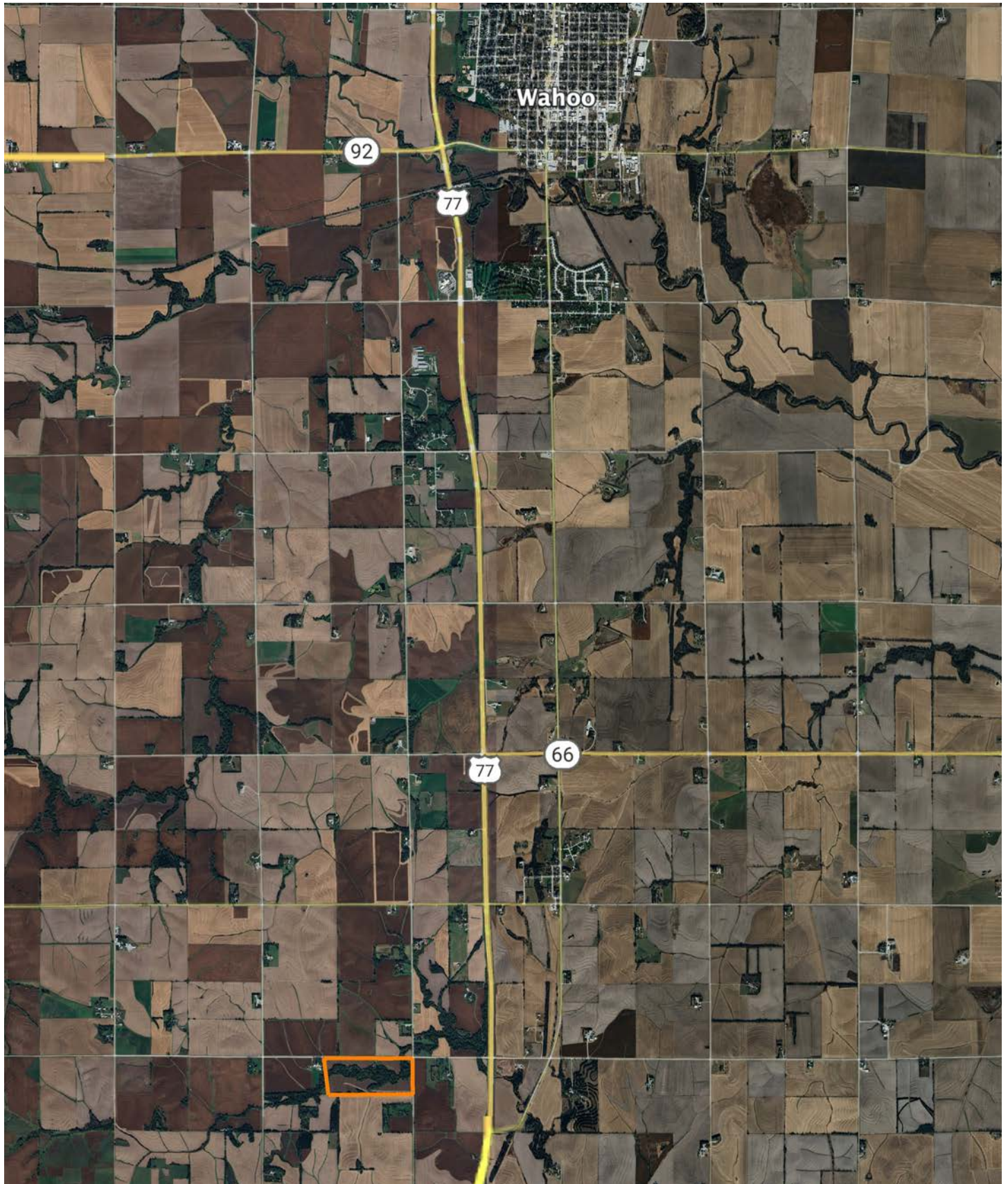
Area Symbol: NE155, Soil Area Version: 23

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
7868	Nodaway silt loam, channeled, occasionally flooded	29.29	31.0%		> 6.5ft.	Vlw	4038	64	64	34	61
7231	Judson silt loam, 2 to 6 percent slopes	21.29	22.5%		> 6.5ft.	Ile	4224	79	79	66	71
7230	Judson silt loam, 0 to 2 percent slopes	16.07	17.0%		> 6.5ft.	Iw	3925	90	90	78	83
7049	Kenridge silty clay loam, occasionally flooded	11.02	11.7%		> 6.5ft.	Ilw	3514	95	95	64	83
7646	Yutan, eroded-Judson complex, 6 to 11 percent slopes	10.63	11.2%		> 6.5ft.	Ille	4125	66	66	63	61
7268	Burchard-Steinauer clay loams, 6 to 11 percent slopes, eroded	5.27	5.6%		> 6.5ft.	Ive	3173	57	53	54	55
7647	Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes	0.99	1.0%		> 6.5ft.	Ile	4010	61	61	59	56
Weighted Average						3.29	3960.9	*n 75.2	*n 75	*n 56.8	*n 69.2

*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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