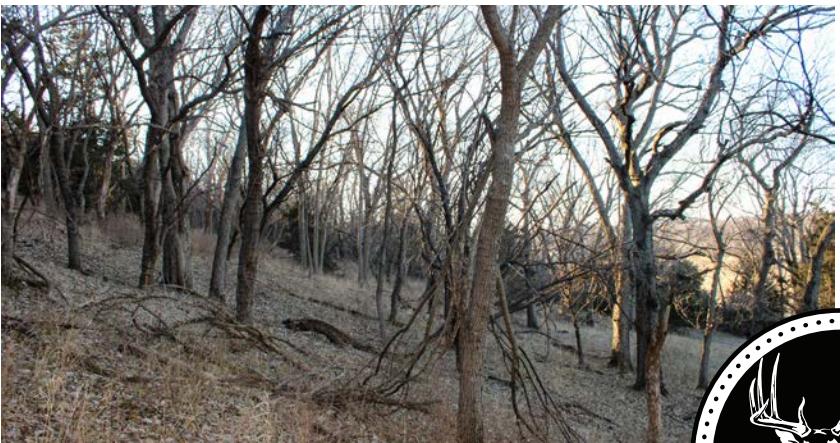


MIDWEST LAND GROUP PRESENTS

190 ACRES

RICHARDSON COUNTY, NE

70770 634 AVENUE, HUMBOLDT, NEBRASKA, 68376



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTHEAST NEBRASKA HILLTOP HOME ON 190 +/- ACRES OF PASTURE & CRP

Located in southern Richardson County, Nebraska, this 190 +/- acre dream homesite offers the perfect blend of scenic beauty, income potential, and exceptional recreational opportunities. The 3,600 square foot home sits on 110 +/- acres of rolling pasture and premier hunting ground, with an additional 80 acres to the south, 67 acres of which are enrolled in CRP.

This 4 bedroom and 3 bathroom home sits atop and overlooks the rolling hills, creating endless views of setting and rising suns. Deer and turkey are regularly seen from the front and back porches. The main floor provides 1,872 finished square feet, with the basement providing approximately another 1,800 square feet. The attached 2 car garage has 784 square feet of concrete floor.

For those needing additional storage or guest accommodations, the property includes two outbuildings. The larger 1,984 square foot building

features a finished living quarters ideal for guests or hunters, complete with a full bedroom, bathroom, and kitchen. A second 675 square foot garage, installed in 2019, provides additional storage. The home's roof is scheduled to be replaced this coming spring.

Outdoor enthusiasts will appreciate the ability to hunt and fish right in their own backyard. The area is well-known for producing mature whitetail deer, and this property is no exception, with numerous bucks and turkeys harvested over the years. The stocked pond offers excellent fishing, while the CRP acreage provides outstanding upland bird habitat, with pheasants and quail seen and heard regularly.

Properties offering this combination of income, recreation, and a well-appointed home are rarely available. Don't miss this incredible opportunity. Contact Rudy Vrtiska at (402) 801-1742 for your own private showing.



PROPERTY FEATURES

COUNTY: **RICHARDSON** | STATE: **NEBRASKA** | ACRES: **190**

- CRP income
- 3,600 sq. ft. home
- Attached garage
- (2) detached outbuildings
- Hunters suite
- Exceptional hunting opportunities
- Stocked fishing pond
- 0.7 miles from hardtop



3,600 SQ. FT. HOME

The main floor provides 1,872 finished square feet, with the basement providing approximately another 1,800 square feet.



1,984 SQUARE FOOT BUILDING



SECOND 675 SQUARE FOOT GARAGE



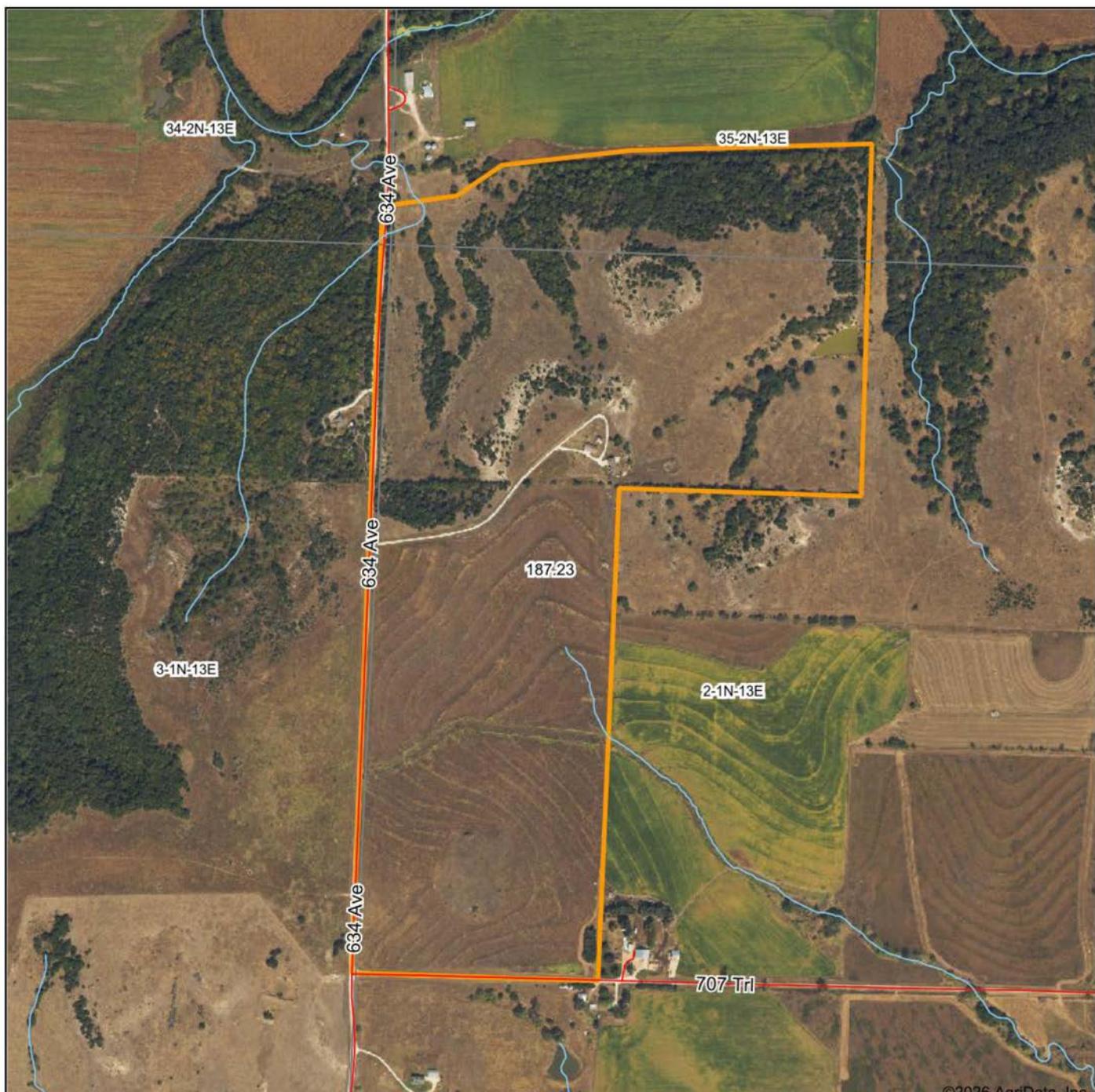
STOCKED FISHING POND



EXCEPTIONAL HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 4' 59.27, -95° 55' 50.27

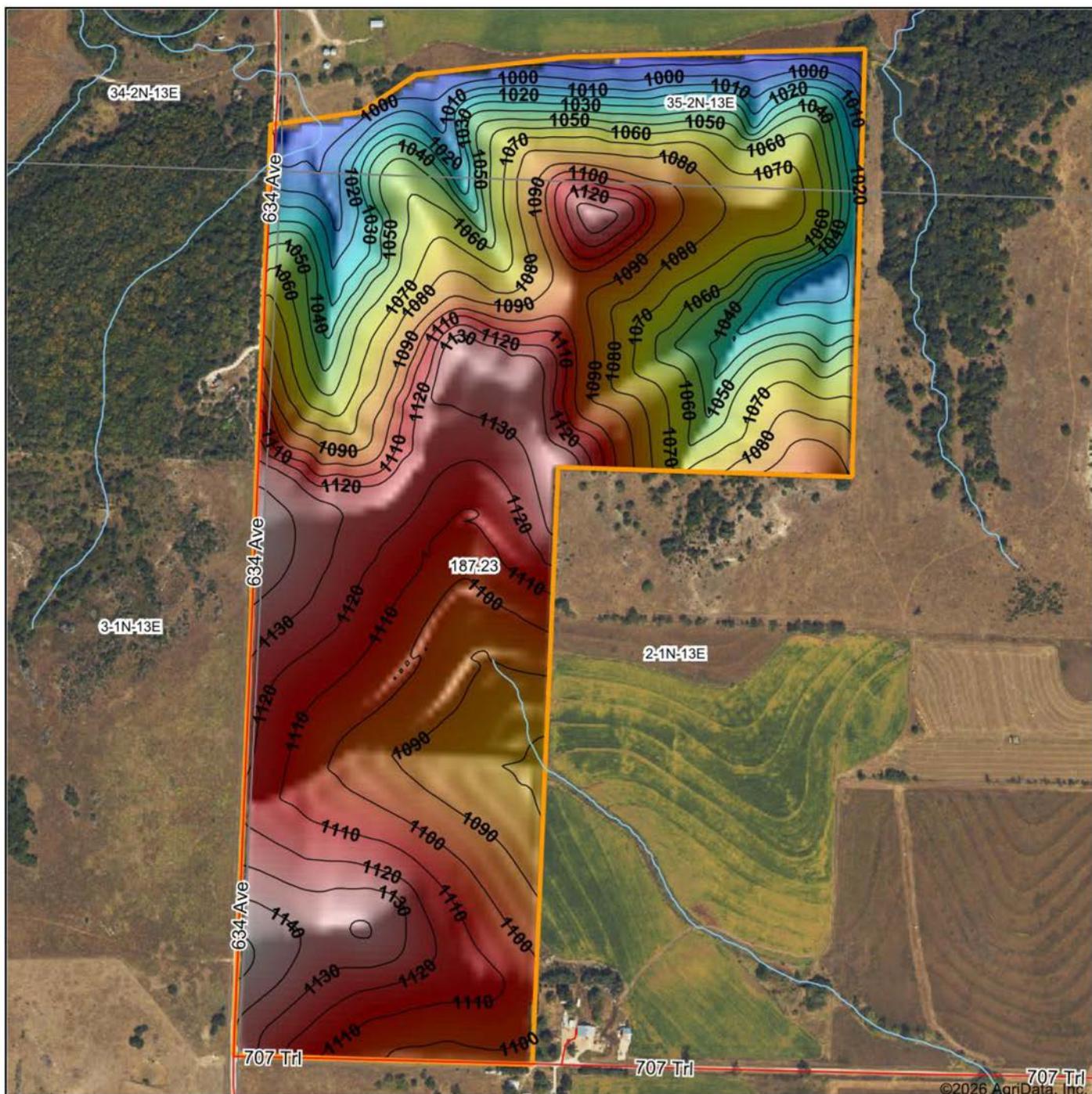
0ft 839ft 1678ft

2-1N-13E
Richardson County
Nebraska



1/20/2026

HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem

0ft 689ft 1378ft

Interval(ft): 10

Min: 978.8

Max: 1,155.1

Range: 176.3

Average: 1,083.9

Standard Deviation: 39.53 ft



2-1N-13E
Richardson County
Nebraska
1/20/2026

Boundary Center: 40° 4' 59.27", -95° 55' 50.27"

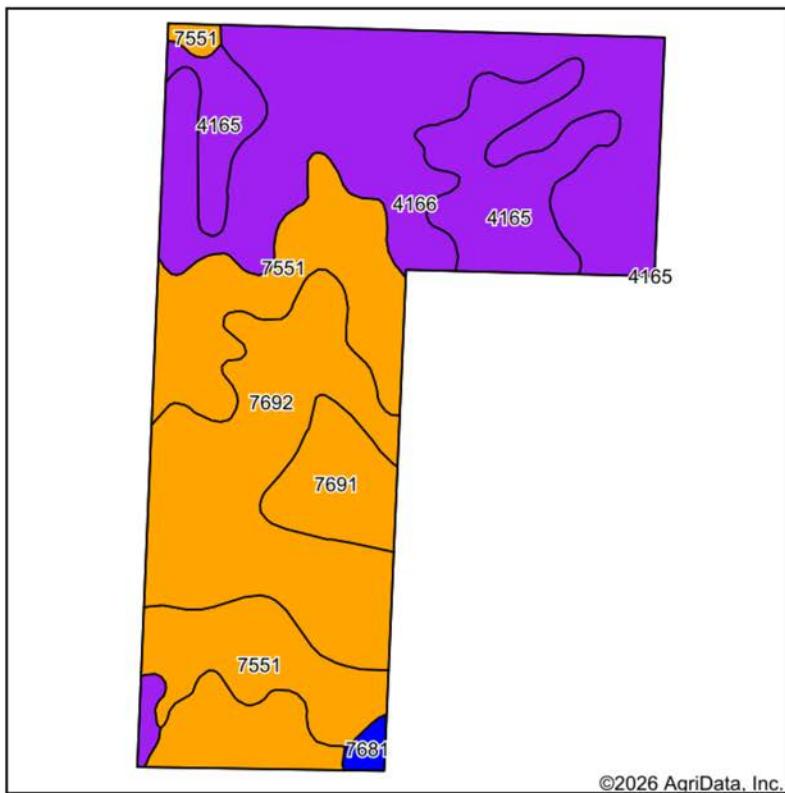


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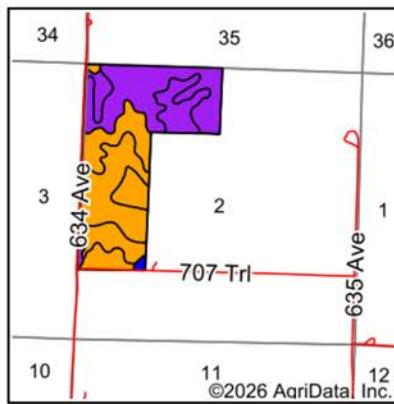
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SOILS MAP



Soils data provided by USDA and NRCS.



State: Nebraska
County: Richardson
Location: 2-1N-13E
Township: Speiser
Acres: 155.15
Date: 1/13/2026



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Area Symbol: NE147, Soil Area Version: 24

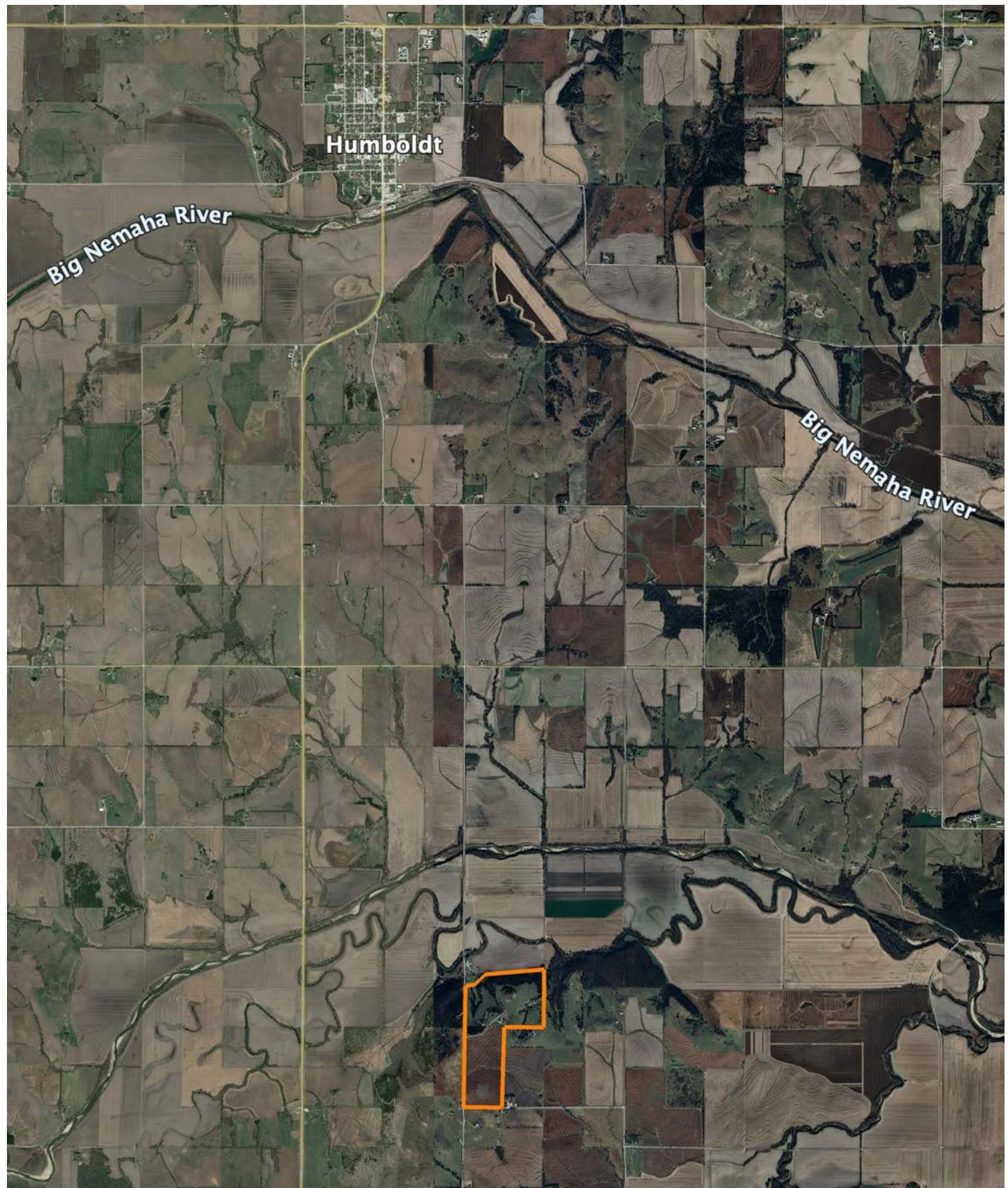
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
4166	Kipson-Sogn complex, 3 to 30 percent slopes	50.31	32.4%	purple	1.3ft. (Paralithic bedrock)	Vls	2915	31	28	31	24
7692	Wymore silty clay loam, 3 to 11 percent slopes, eroded	42.03	27.1%	orange	> 6.5ft.	Ille	3735	60	57	60	51
7551	Benfield silty clay loam, 3 to 11 percent slopes, eroded	33.06	21.3%	orange	3.1ft. (Paralithic bedrock)	Ille	4050	42	40	42	40
4165	Kipson-Benfield silty clay loams, 7 to 17 percent slopes	20.16	13.0%	purple	1.3ft. (Paralithic bedrock)	Vle	3190	44	40	43	38
7691	Wymore silty clay loam, 3 to 11 percent slopes	8.53	5.5%	orange	> 6.5ft.	Ille	3775	66	62	65	58
7681	Wymore silty clay loam, 1 to 3 percent slopes	1.06	0.7%	blue	> 6.5ft.	Ille	3800	63	62	63	58
Weighted Average						4.36	3468	*n 45	*n 42.1	*n 44.8	*n 38.6

*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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MidwestLandGroup.com

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