

MIDWEST LAND GROUP PRESENTS

33 ACRES IN

HARRISON COUNTY IOWA



2004 136TH LANE, PISGAH, IOWA, 51564

MIDWEST LAND GROUP IS HONORED TO PRESENT

WESTERN IOWA PREMIER HUNTING ACREAGE

Located in Harrison County, Iowa, this 33 +/- acre hunting retreat offers a custom-built home, a recently built storage building, and outstanding recreational opportunities.

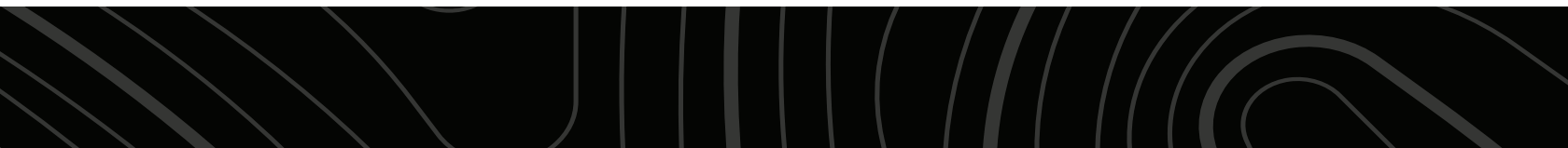
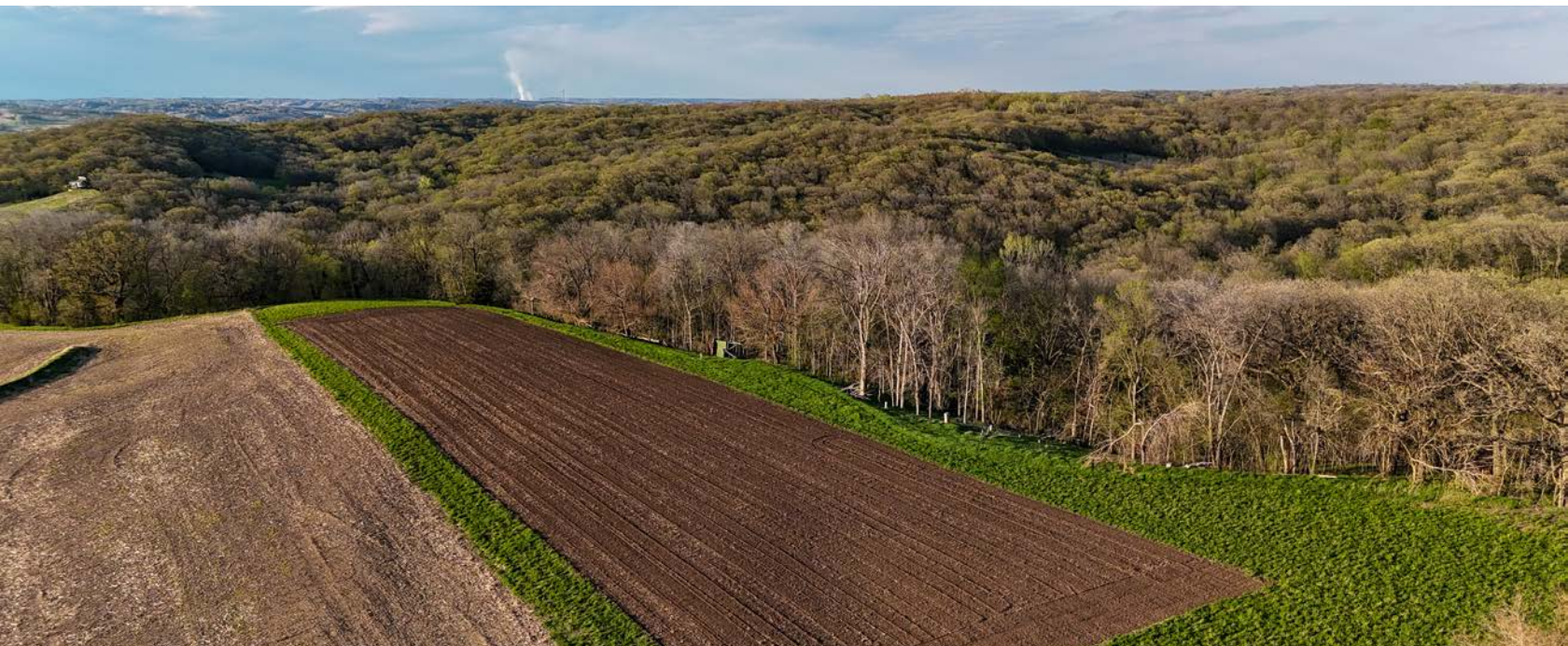
The 2 bedroom, 1 bathroom home features 1,360 square feet and was thoughtfully designed with hunters in mind. Tall ceilings and plywood-lined walls make it easy to display mounts and showcase hunting success throughout the home. The storage building provides excellent space for vehicles, tractors, ATVs, and hunting equipment.

Outdoor enthusiasts will appreciate the chance to pursue iconic Iowa whitetails just steps from the back door. The property is set up and ready to hunt, with approximately

14 stands in place and 3 established food plot locations. The proof is in the pudding with years of trail camera history. Bring your hunting partner because the owner has crafted several custom-built wooden treestands that have been strategically placed in premier locations across the property. Pressure has been very limited as the property has not been hunted for the last two years. Turkeys are also abundant throughout the property.

If you are looking to expand your hunting range, the property borders thousands of acres of public hunting to the north and south.

Properties of this affordability and caliber do not come up for sale often. Contact Rudy Vrtiska at (402) 801-1742 for your own private showing.



PROPERTY FEATURES

COUNTY: **HARRISON** | STATE: **IOWA** | ACRES: **33**

- 1,360 sq. ft. home
- 33 +/- acres
- Newly constructed outbuilding
- Premier whitetail hunting
- Abundant turkey population
- 14 stands in place
- 3 food plot locations
- Custom-built wooden stands
- Trail cam history
- Borders thousands of acres of public land
- 2024 taxes: \$2,668



1,360 SQ. FT. HOME

The 2 bedroom, 1 bathroom home features 1,360 square feet and was thoughtfully designed with hunters in mind. Tall ceilings and plywood-lined walls make it easy to display mounts and showcase hunting success throughout the home.



CUSTOM-BUILT WOODEN STANDS



3 FOOD PLOT LOCATIONS



NEWLY CONSTRUCTED OUTBUILDING

The storage building provides excellent space for vehicles, tractors, ATVs, and hunting equipment.



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 41° 48' 28.48, -95° 55' 35.74

0ft 516ft 1031ft



Maps Provided By:



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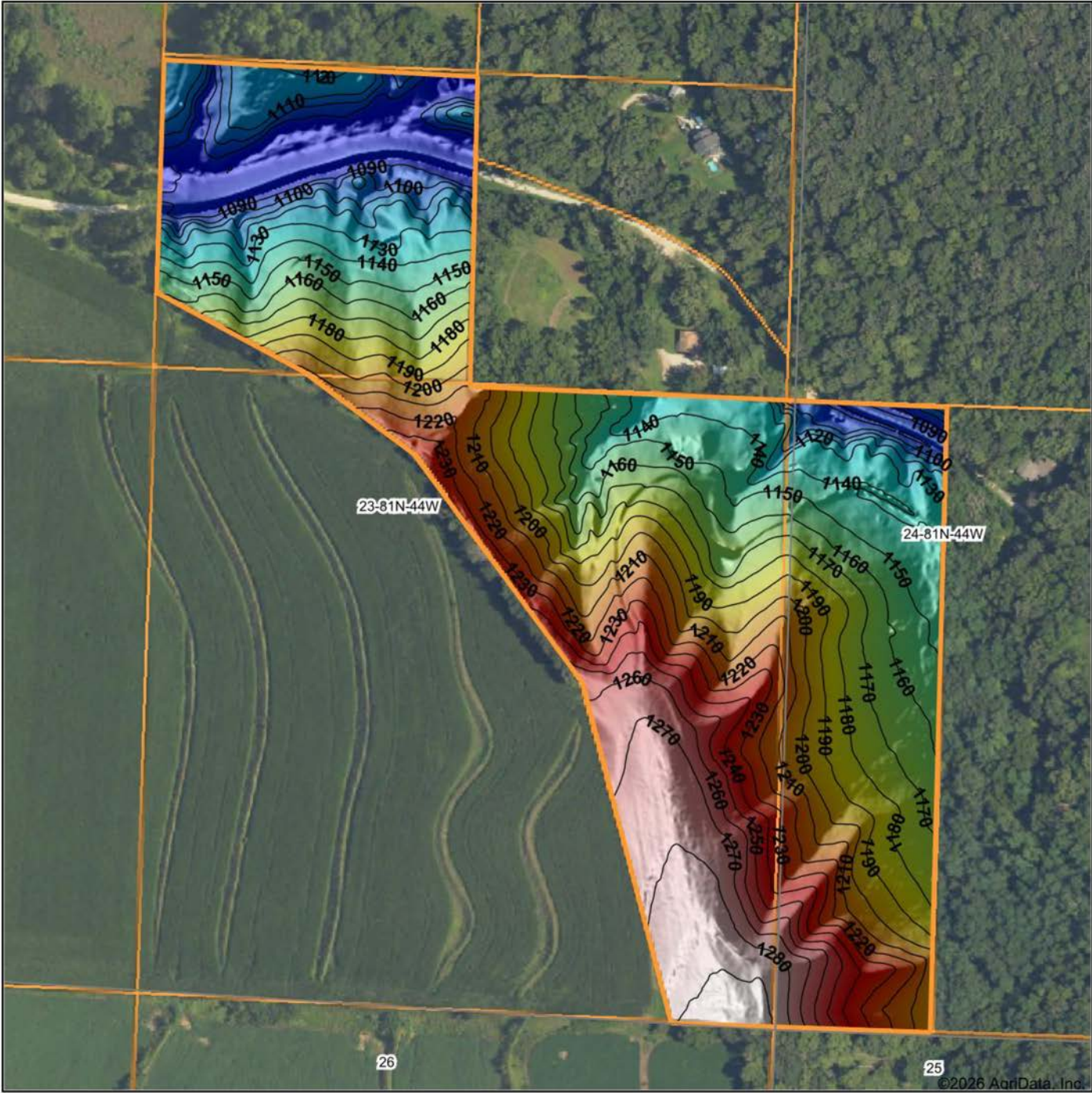
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23-81N-44W
Harrison County
Iowa



4/30/2026

HILLSHADE MAP



Low Elevation High

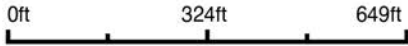


Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,079.4
 Max: 1,294.4
 Range: 215.0
 Average: 1,182.0
 Standard Deviation: 56.96 ft

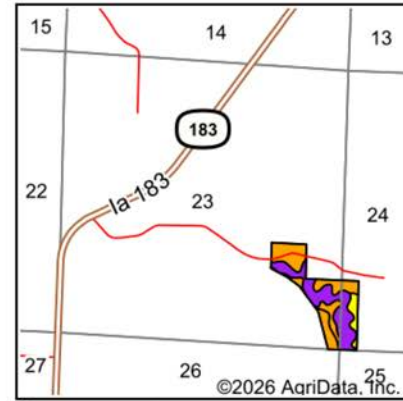
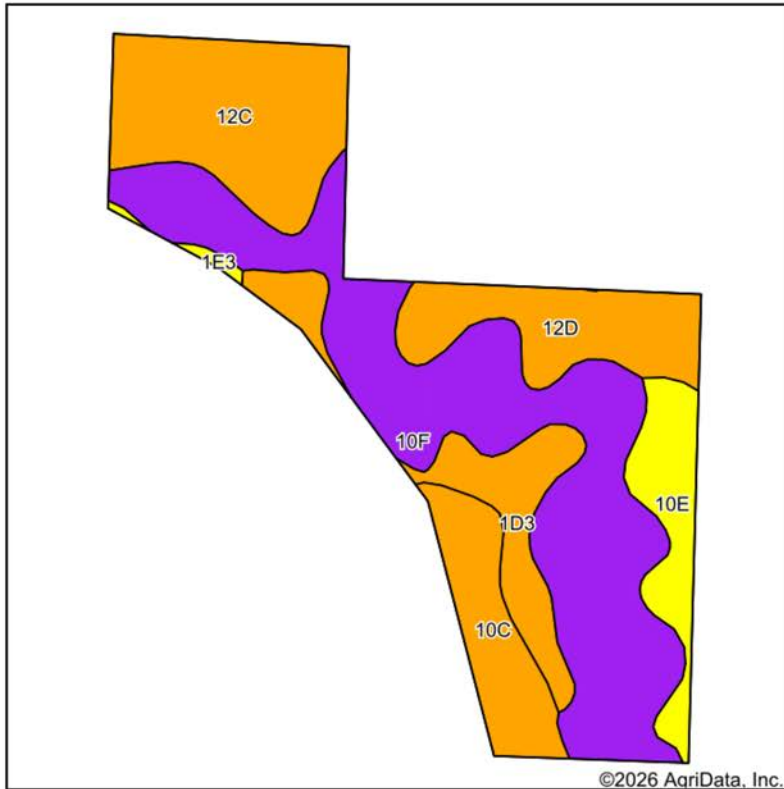


4/30/2026

23-81N-44W
Harrison County
Iowa

Boundary Center: 41° 48' 28.48, -95° 55' 35.74

SOILS MAP



State: **Iowa**
 County: **Harrison**
 Location: **23-81N-44W**
 Township: **Jackson**
 Acres: **33.34**
 Date: **4/30/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: IA085, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
10F	Monona silt loam, 20 to 30 percent slopes	14.04	42.2%		> 6.5ft.	Vle	120.0	34.8	24	24	17	
12C	Napier silt loam, 5 to 9 percent slopes	6.16	18.5%		> 6.5ft.	Ille	214.4	62.2	87	86	87	
12D	Napier silt loam, 9 to 14 percent slopes	3.88	11.6%		> 6.5ft.	Ille	177.6	51.5	79	78	79	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.46	10.4%		> 6.5ft.	Ille	126.4	36.7	60	60	58	
10C	Monona silt loam, 5 to 9 percent slopes	3.01	9.0%		> 6.5ft.	Ille	216.0	62.6	87	86	87	
10E	Monona silt loam, 14 to 20 percent slopes	2.61	7.8%		> 6.5ft.	IVe	158.4	45.9	78	77	74	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	0.18	0.5%		> 6.5ft.	IVe	97.6	28.3	57	57	54	
Weighted Average							4.35	156.4	45.3	*n 55.9	*n 55.4	*n 52.4

**IA has updated the CSR values for each county to CSR2.

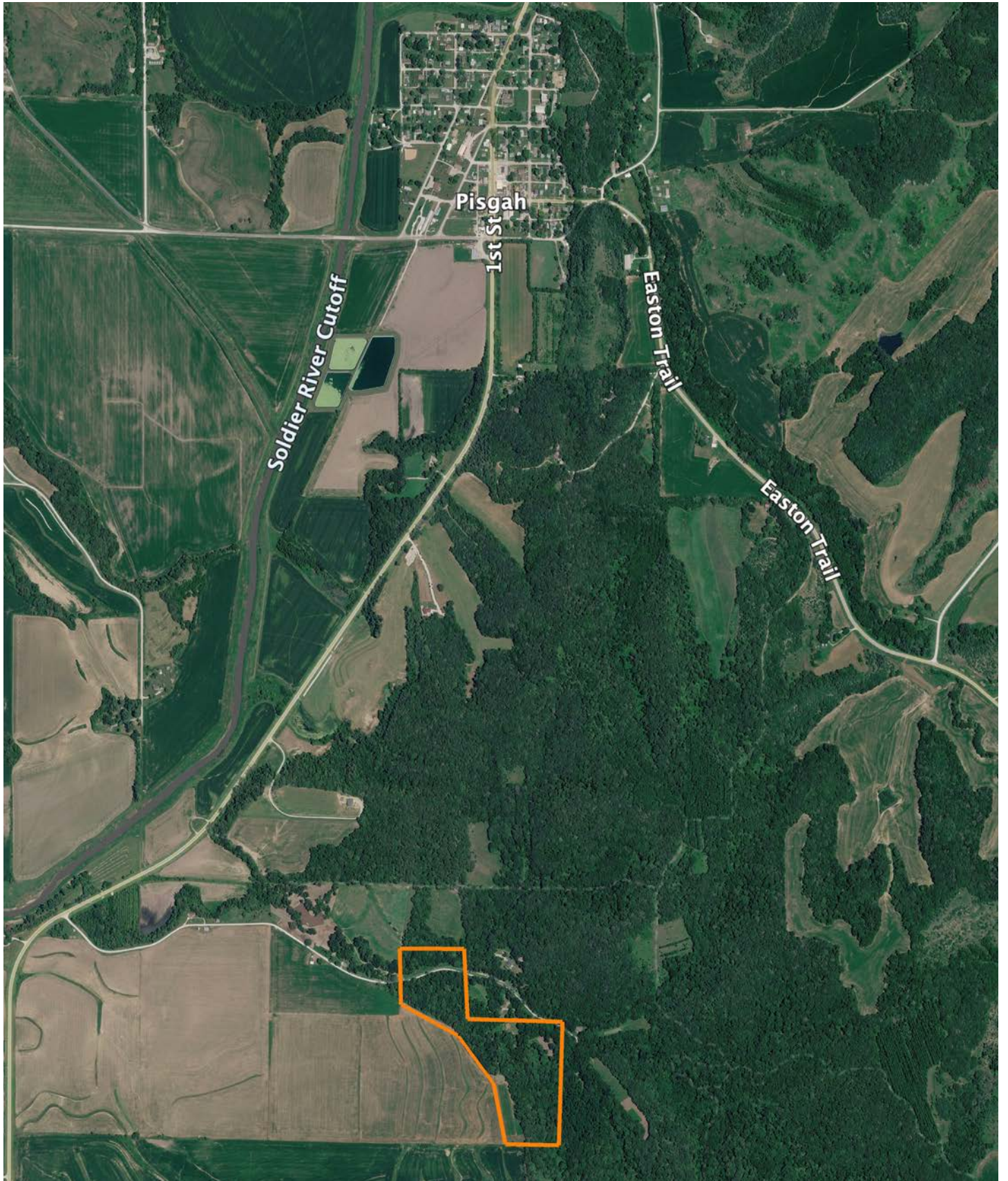
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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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