

MIDWEST LAND GROUP PRESENTS



111 ACRES
CASS COUNTY, NE

3612 Kenosha Road, Plattsmouth, Nebraska 68048



MIDWEST LAND GROUP IS HONORED TO PRESENT

CASS COUNTY, NEBRASKA 111 +/- ACRE HUNTING PARADISE

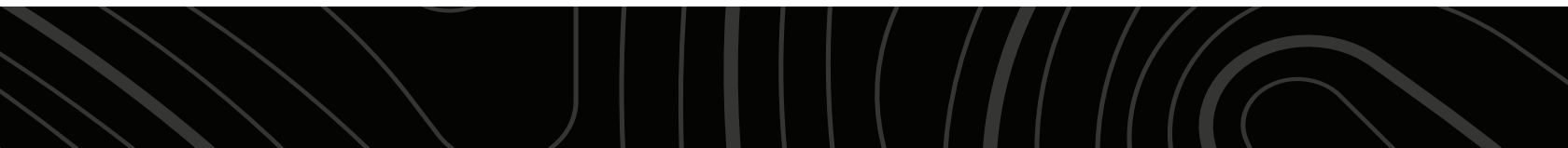
Welcome to 111 +/- acres of hunting paradise in Cass County, Nebraska. Ideally situated between Beaver Lake and Lake Waconda, and less than 30 minutes from the Omaha metro, this property offers a rare combination of acreage, recreation, income potential, and country living. A renovated 1914 homestead sits in the southeast corner, providing beautiful Nebraska sunsets. The combination of a hard-to-find acreage and immense recreational opportunities truly pushes the property over the top.

The property sits in two main tracts. The south 71 +/- acres contain the homestead and outbuildings. The majority of this piece is currently in grass to feed the goat herd on the property. There is a clover food plot on the north end which serves as a transition period for deer and turkeys working between the heavy timber surrounding the property. We saw deer working these edges every time we were out on this property. The owner has also had success in the past hunting geese out of a pit blind. The location between Beaver Lake, Lake Waconda, and the Missouri River provides a natural flyway over these parcels.

The north 40 acres is a true deer and turkey paradise. Dense hardwood timber provides excellent bedding, cover, and habitat, while portions of the forest floor have been selectively mulched to encourage desirable native grasses and improve wildlife habitat. An established trail system winds throughout the timber, providing convenient access to hunting locations as well as excellent opportunities for ATV and recreational riding.

Beyond its recreational appeal, the property offers several potential income opportunities. The owner recently had the timber evaluated by a professional forester, who identified more than 70 walnut trees currently considered harvestable, including more than 30 identified as potential veneer quality trees. The existing pasture also offers flexibility for continued grazing or potential conversion to row crop production or conservation programs such as CRP.

Don't miss out on the rare opportunity to own a Cass County paradise. Contact Rudy Vrtiska at (402) 801-1742 for additional information and to schedule a private showing.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **NEBRASKA** | ACRES: **111**

- Recreational opportunities
- Excellent deer & turkey hunting
- Renovated homestead
- Outbuildings
- Income potential
- Hardwood timber
- Food plots
- Internal trail system



RENOVATED HOMESTEAD

Ideally situated between Beaver Lake and Lake Waconda, and less than 30 minutes from the Omaha metro, this property offers a rare combination of acreage, recreation, income potential, and country living. A renovated 1914 homestead sits in the southeast corner, providing beautiful Nebraska sunsets.



RECREATIONAL OPPORTUNITIES



OUTBUILDINGS



INCOME POTENTIAL

The owner recently had the timber evaluated by a professional forester, who identified more than 70 walnut trees currently considered harvestable, including more than 30 identified as potential veneer quality trees. The existing pasture also offers flexibility for continued grazing or potential conversion to row crop production or conservation programs such as CRP.



EXCELLENT DEER & TURKEY HUNTING

The north 40 acres is a true deer and turkey paradise. Dense hardwood timber provides excellent bedding, cover, and habitat, while portions of the forest floor have been selectively mulched to encourage desirable native grasses and improve wildlife habitat.



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 53' 28.83, -95° 51' 13.8

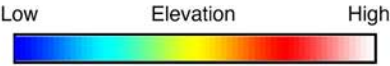
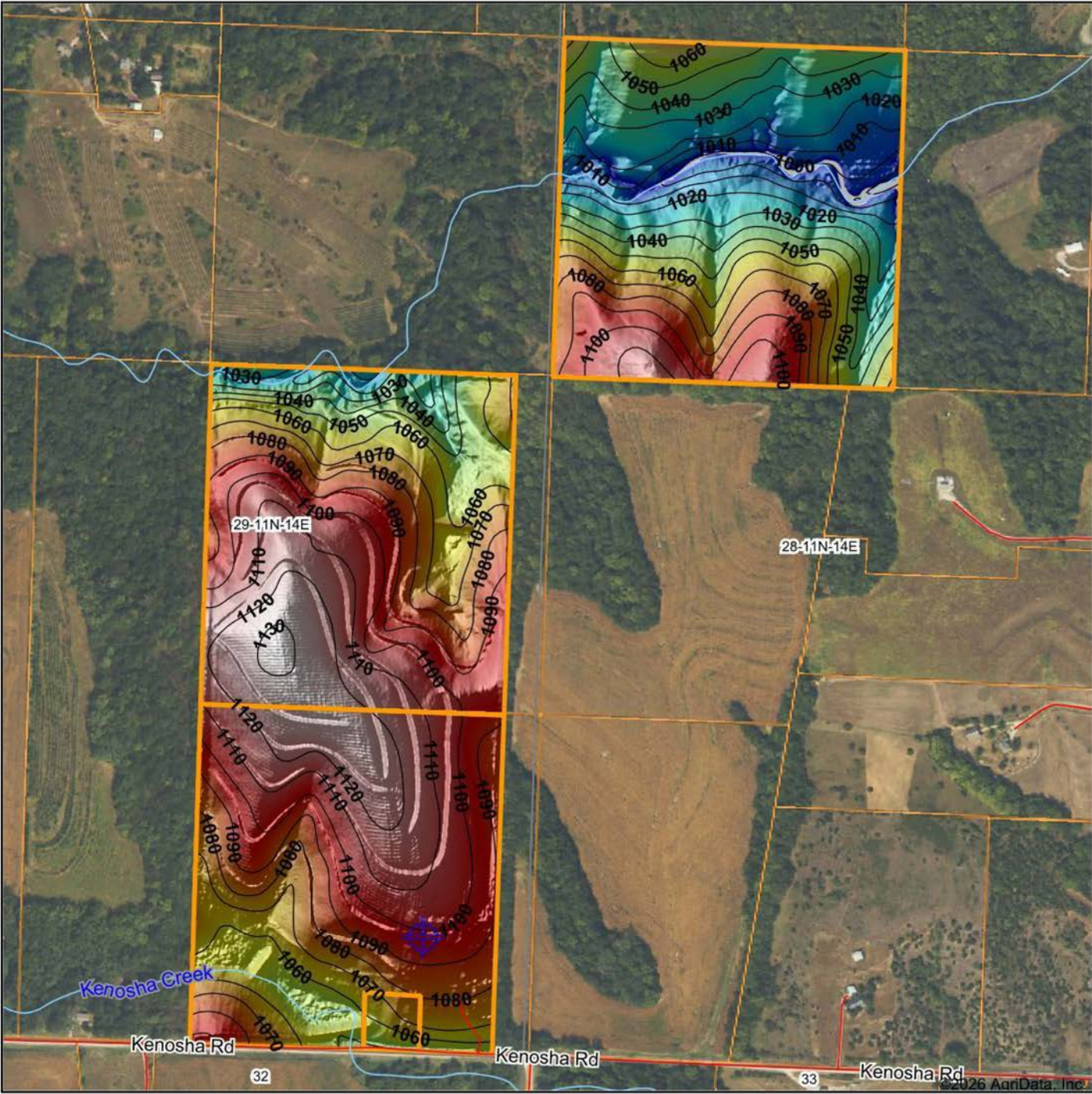
0ft 803ft 1607ft

28-11N-14E
Cass County
Nebraska



8/21/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 10
Min: 995.6
Max: 1,127.6
Range: 132.0
Average: 1,073.3
Standard Deviation: 32.35 ft

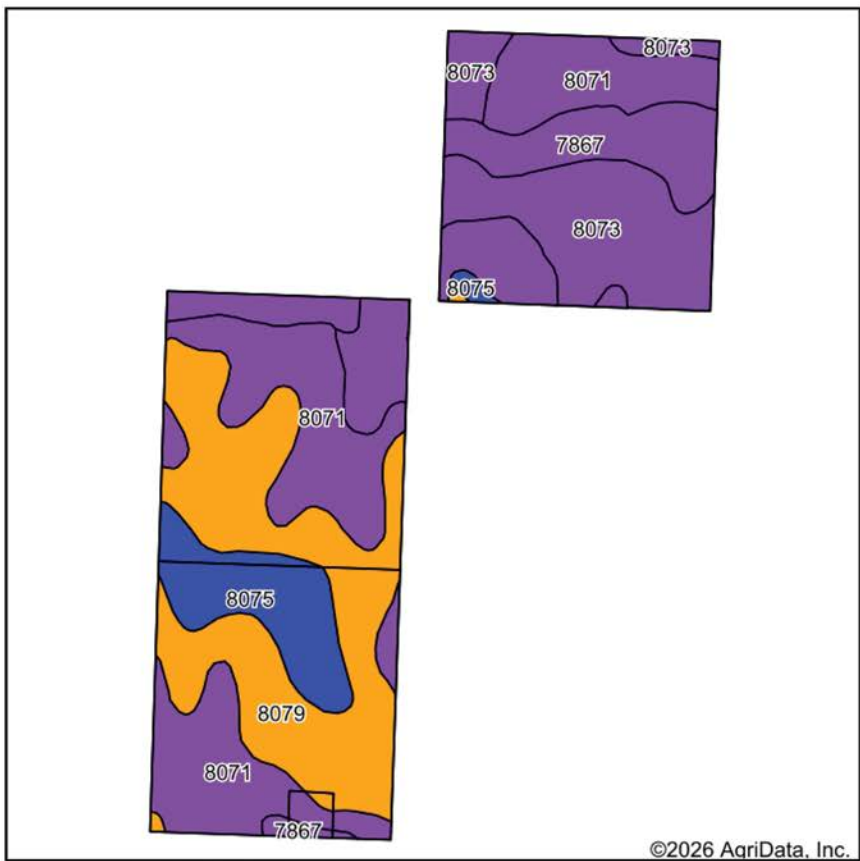


8/21/2026

28-11N-14E
Cass County
Nebraska

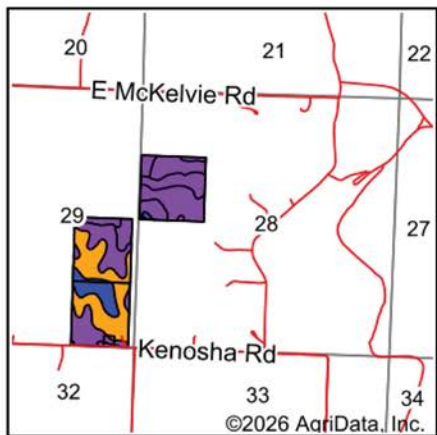
Boundary Center: 40° 53' 28.83, -95° 51' 13.8

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Nebraska**
County: **Cass**
Location: **28-11N-14E**
Township: **East Rock Bluff**
Acres: **111.5**
Date: **8/21/2026**



Maps Provided By:

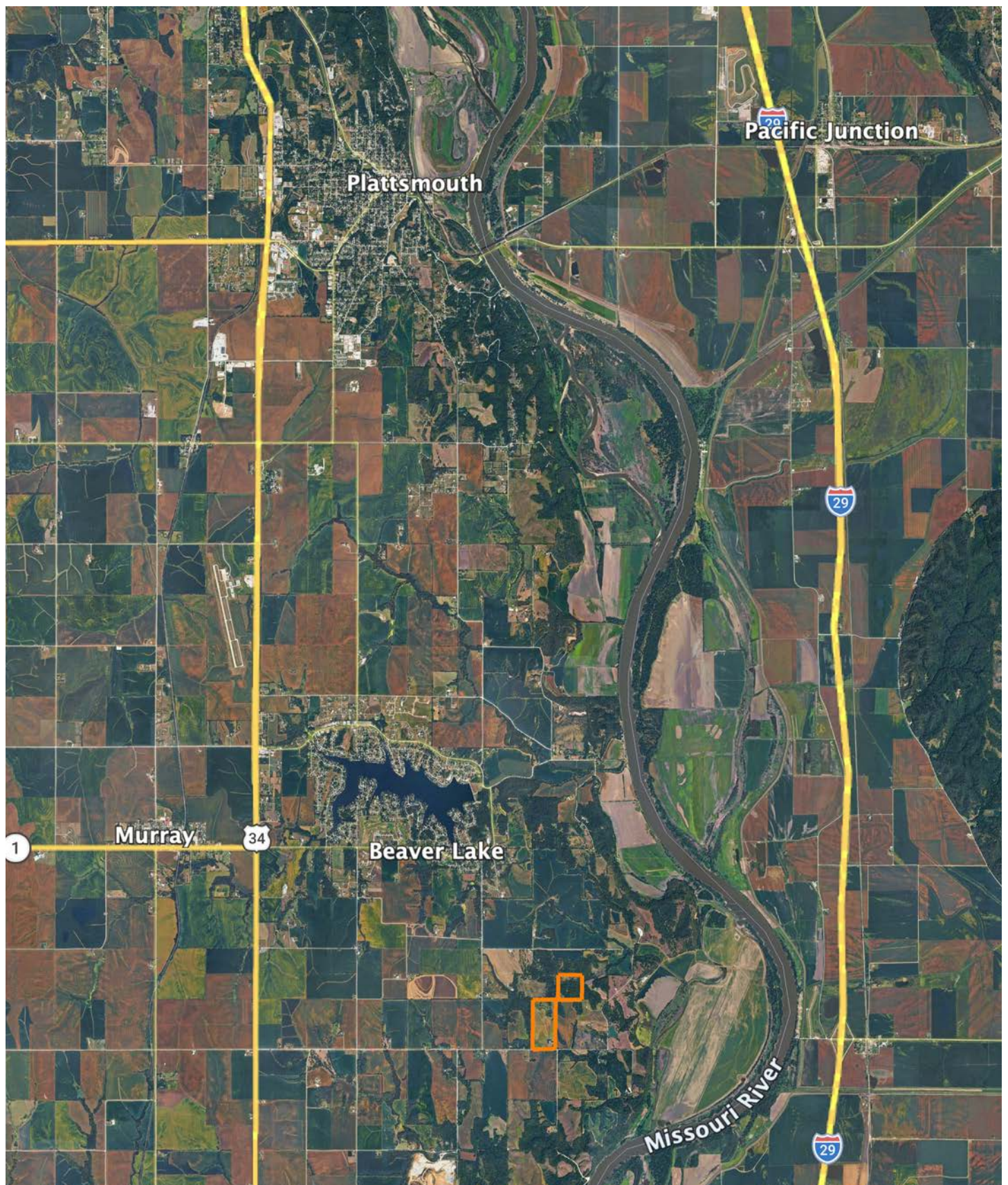


Area Symbol: NE025, Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8071	Monona silt loam, 11 to 17 percent slopes, eroded	37.28	33.4%		Vle	3963				74	73	67
8079	Monona silt loam, 6 to 11 percent slopes, eroded	29.86	26.8%		IIle	4000				79	79	73
8073	Monona silt loam, 17 to 30 percent slopes	21.99	19.7%		Vle	4000				42	42	31
7867	Nodaway silt loam, channeled, frequently flooded	12.22	11.0%		VIw	2565	4	2	2	52	51	46
8075	Monona silt loam, 2 to 5 percent slopes	10.15	9.1%		Ile	4000				88	88	88
Weighted Average					4.83	3830.4	0.4	0.2	0.2	*n 67.9	*n 67.4	*n 61.1

*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

402.480.6833

RVrtiska@MidwestLandGroup.com



MidwestLandGroup.com

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