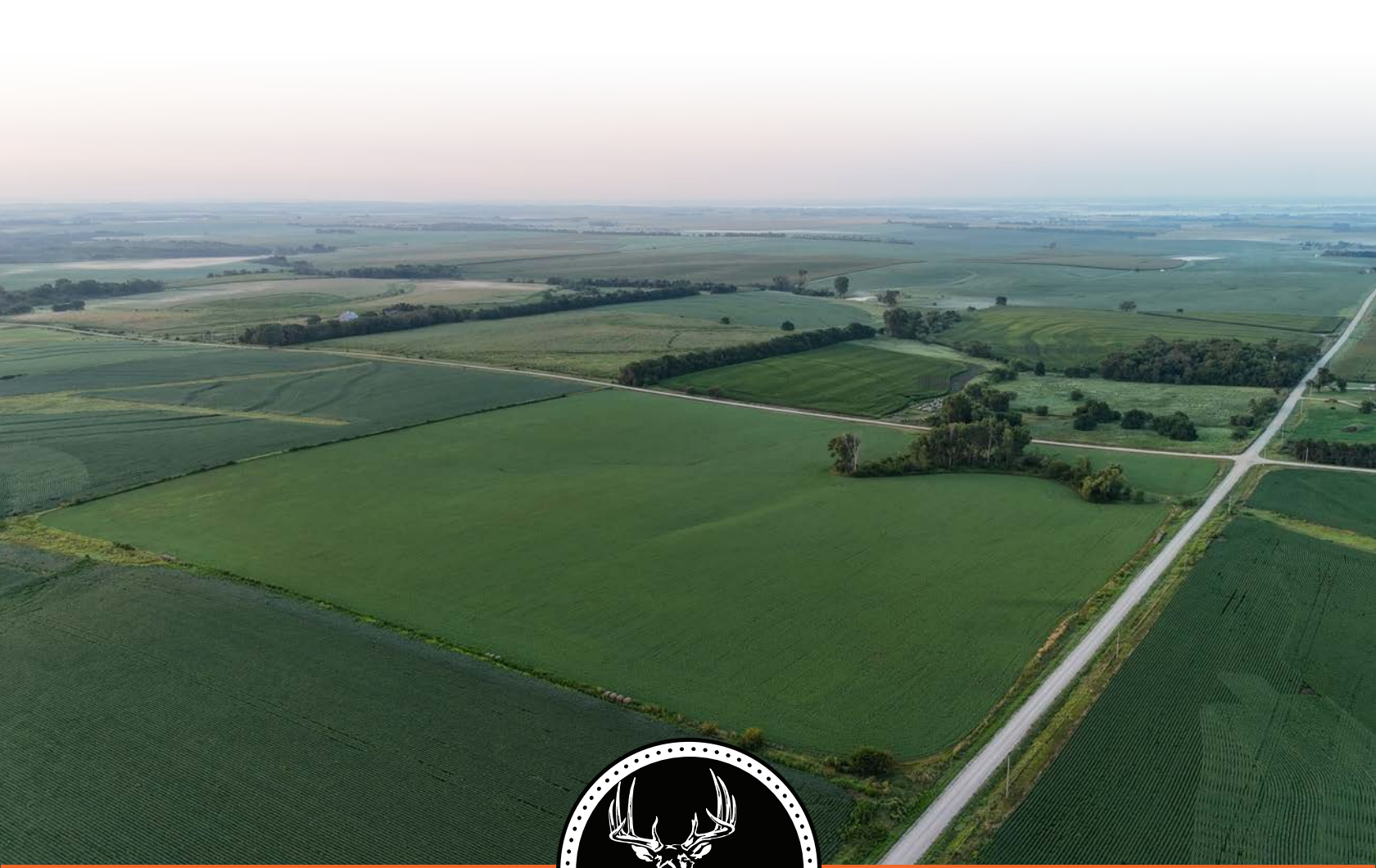


MIDWEST LAND GROUP PRESENTS

115.33 ACRES IN

RICHARDSON COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE 115.33 +/- ACRE COMBINATION FARM IN RICHARDSON COUNTY

Located just north of Humboldt, Nebraska, lies this 115.33 +/- acre combination farm. Richardson County is known for its high-quality and productive crop ground, and this piece is no different. The high percentage of tillable acres would make a great addition for any local farmer or investor looking to expand their operation.

The property currently has 94.15 +/- total tillable acres. The north 40 acres is highly tillable, with 36.94 +/- acres that have been planted to alfalfa for the last four years with a 6-ton per acre average. The south 75.33 +/- acres has 57.21 tillable acres with 19.53 acres of hay. Beans have averaged 53 bushels per acre the last 3 years while corn has averaged 147 bushels per acre the last 4 years.

On the south 75.33 acres, Wymore Silty Clay Loam is the dominant soil type, with the overall NCCPI coming in at 66.5. The north 40 acres comes in at a 65.9 NCCPI with over 80% Class II Soil. The farm will have an open crop lease for 2027.

Don't miss out on the rare opportunity to own a fantastic piece of highly tillable ground in Southeast Nebraska. Contact Rudy Vrtiska at (402) 801-1742 for additional information and to schedule a private showing.

The north 40 W/ PID (740045091) taxes in 2025 totaled \$1,079.36. The south 75.33 W/ PID (740118005) taxes in 2025 totaled \$1,580.12.

PROPERTY FEATURES

COUNTY: **RICHARDSON** | STATE: **NEBRASKA** | ACRES: **115.33**

- Combination farm
- Very little elevation change
- 95.15 +/- tillable acres
- Hay production
- Potential to expand tillable acres
- Class II & III soils
- Overall NCCPI: 66.5
- Open 2027 crop lease
- 2025 taxes: \$2,659.48



HAY PRODUCTION



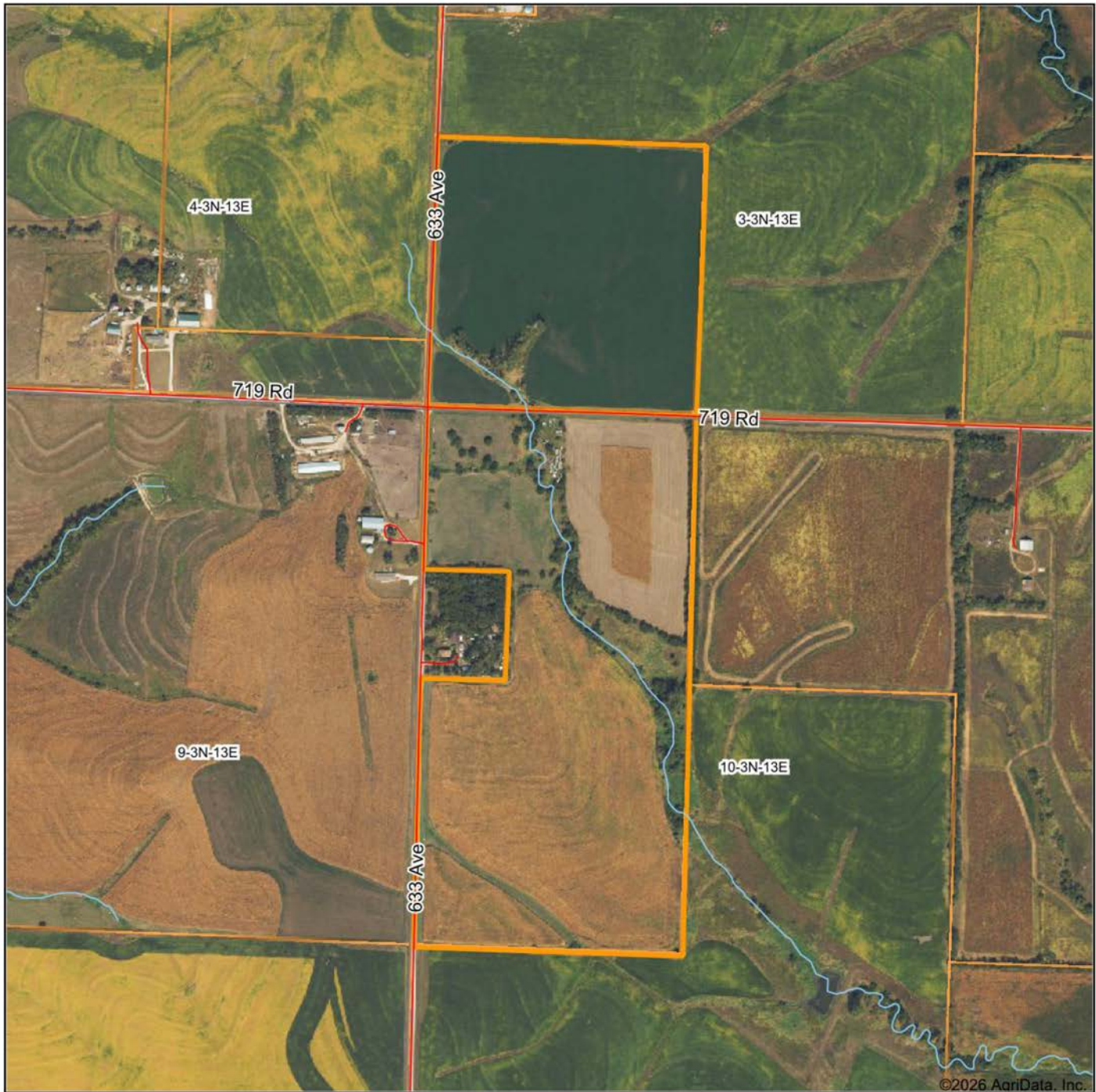
95.15 +/- TILLABLE ACRES



POTENTIAL TO EXPAND TILLABLE ACRES



AERIAL MAP



Boundary Center: 40° 14' 42.03, -95° 57' 9.05

0ft 761ft 1523ft



Maps Provided By:



© AgriData, Inc. 2025

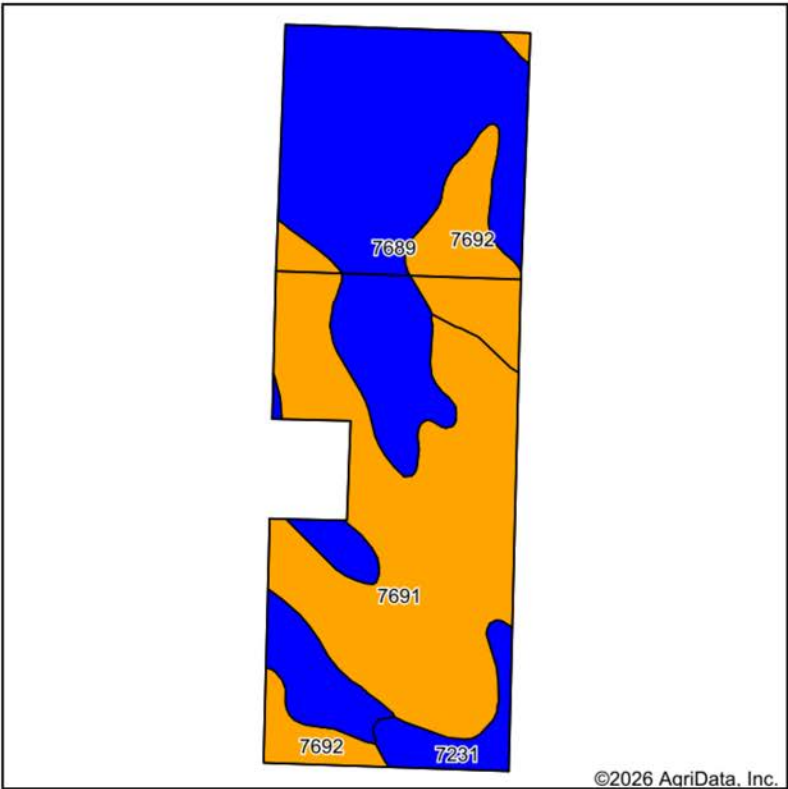
www.AgriDataInc.com

10-3N-13E
Richardson County
Nebraska

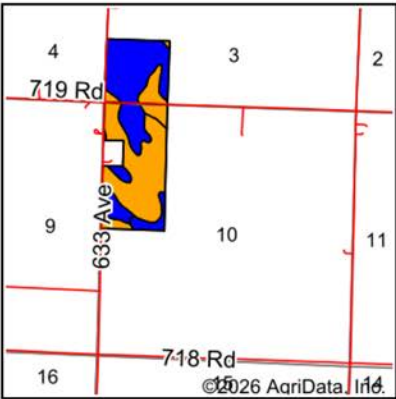


8/3/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Richardson**
Location: **10-3N-13E**
Township: **Franklin**
Acres: **114.98**
Date: **8/3/2026**



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com



Area Symbol: NE147, Soil Area Version: 24

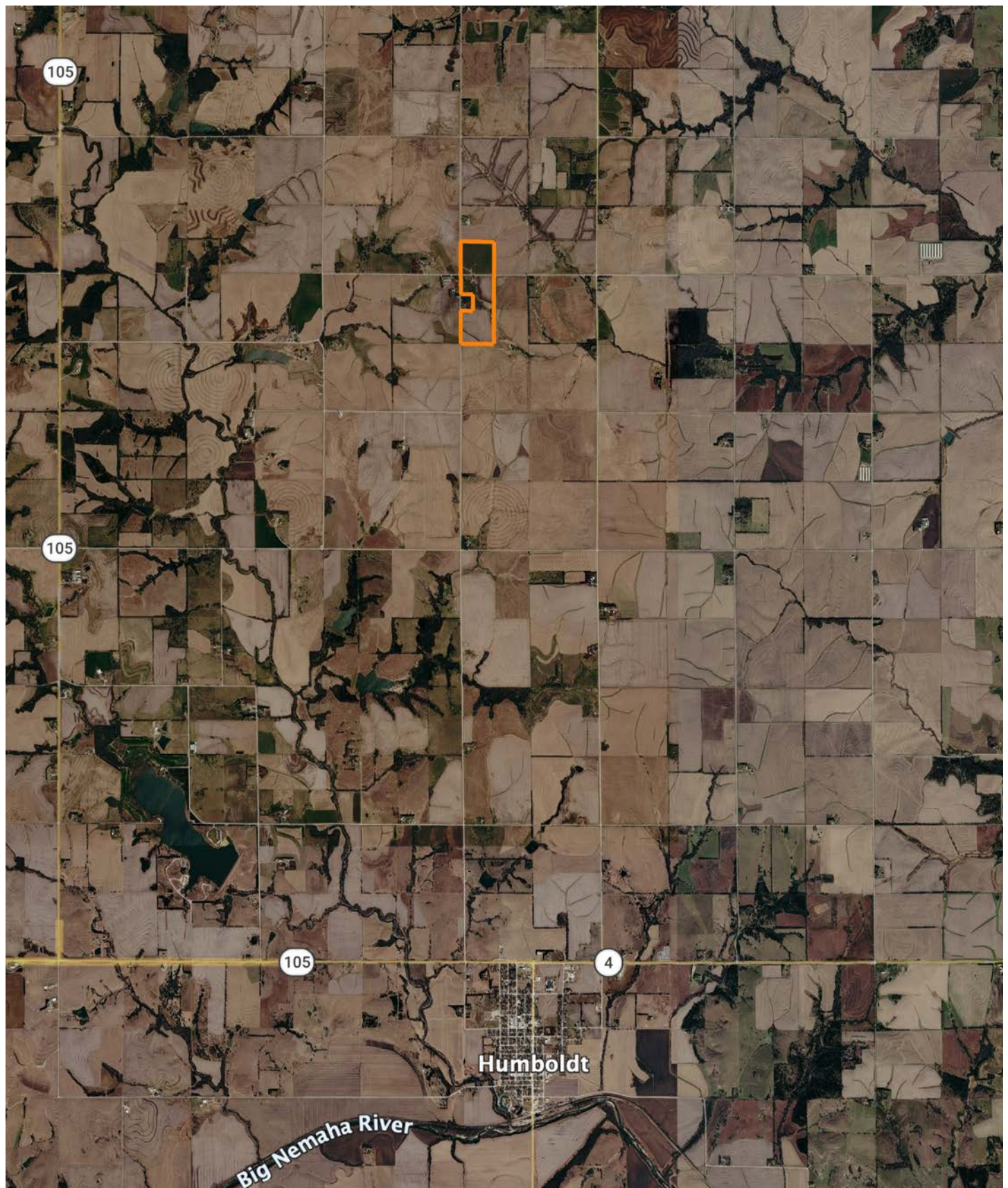
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7689	Wymore silty clay loam, 0 to 2 percent slopes	50.32	43.7%		> 6.5ft.	Ils	3751	67	64	60
7691	Wymore silty clay loam, 3 to 11 percent slopes	46.29	40.3%		> 6.5ft.	IIle	3775	66	62	58
7692	Wymore silty clay loam, 3 to 11 percent slopes, eroded	13.71	11.9%		> 6.5ft.	IIle	3735	60	57	51
7231	Judson silt loam, 2 to 6 percent slopes	4.66	4.1%		> 6.5ft.	Ile	4224	79	79	71
Weighted Average						2.52	3777.9	*n 66.2	*n 63	*n 58.6

*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

402.480.6833

RVrtiska@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.