

M I D W E S T L A N D G R O U P

MISSOURI RIVER WATERFOWL HUNTING PARADISE

125 ACRES | RICHARDSON COUNTY | NEBRASKA



T H E T R U S T E D L E A D E R I N L A N D S A L E S



MISSOURI RIVER WATERFOWL HUNTING PARADISE

COUNTY: RICHARDSON | **STATE:** NEBRASKA | **ACRES:** 125

Located just a few miles south of Rulo, Nebraska, in Richardson County, this 125 +/- acre waterfowl hunting property sits just yards from the intersection of the Nemaha and Missouri Rivers. Positioned along a major waterfowl migration corridor, this property offers an incredible opportunity for serious duck and goose hunters looking for a well-developed hunting destination. With blacktop road frontage, additional dirt road access along the west side, and a location in the southeastern corner of Nebraska, this property is conveniently accessible to hunters from Nebraska, Kansas, and Missouri alike. The area is known for attracting a wide variety of migrating waterfowl, including blue-winged teal, green-winged teal, mallards, gadwalls, Canada geese, snow geese, and many other species.

The current owners have put considerable effort into developing this property specifically for waterfowl hunting. The entire 125 +/- acres consists of wetland habitat, featuring native grasses, scattered trees, and strategically managed water features. One pond holds water year-round, while two additional pools are secured by levees and connected to a well pump, providing the ability to manage water levels for waterfowl habitat and hunting opportunities. Two pit blinds

and one skid blind are already in place and will remain with the property, allowing the next owner to take advantage of the existing hunting improvements. The property is currently enrolled in the Wetlands Reserve Program (WRP), a conservation program designed to restore and protect wetland habitat for wildlife. While waterfowl hunting is undoubtedly the main attraction, the property's wetland grasses and scattered cover also provide habitat for whitetail deer, including mature bucks, along with pheasants and quail.

Properties developed specifically for waterfowl hunting in a location like this do not come along every day. With its proximity to the Missouri River, managed wetland pools, established hunting blinds, and diverse wildlife habitat, this tract offers a unique opportunity to own a dedicated waterfowl hunting property in southeastern Nebraska. Whether you're chasing early-season teal, watching mallards work into the decoys, or taking advantage of the additional deer and upland bird hunting opportunities, this property has been designed with the outdoorsman in mind. There are no hunting leases in place for the current season, and possession and hunting rights will be available at closing, allowing the next owner to begin enjoying the property immediately.



PROPERTY FEATURES

- 125 +/- acres located in Richardson County, Nebraska
- Just south of Rulo, Nebraska
- Yards from the intersection of the Nemaha and Missouri Rivers
- Prime location along the Missouri River waterfowl migration corridor
- Developed specifically for duck and goose hunting
- 125 +/- acres of wetland habitat with grasses and scattered trees
- Currently enrolled in the Wetlands Reserve Program (WRP)
- One pond that holds water year-round
- Two managed wetland pools secured by levees
- Well pump connected to both wetland pools for water-level management
- Two established pit blinds included in the sale
- One skid blind included in the sale
- Waterfowl species include mallards, teal, gadwalls, Canada geese, snow geese, and more
- Additional hunting opportunities for whitetail deer, pheasants, and quail
- Blacktop road frontage with additional dirt road access on the west side
- Conveniently located near the Nebraska, Kansas, and Missouri borders
- No hunting leases in place for the current season
- Possession and hunting rights available at closing



GRASSES & SCATTERED TREES



125 +/- ACRES OF WETLAND HABITAT

The entire 125 +/- acres consists of wetland habitat, featuring native grasses, scattered trees, and strategically managed water features. One pond holds water year-round, while two additional pools are secured by levees and connected to a well pump, providing the ability to manage water levels for waterfowl habitat and hunting opportunities.



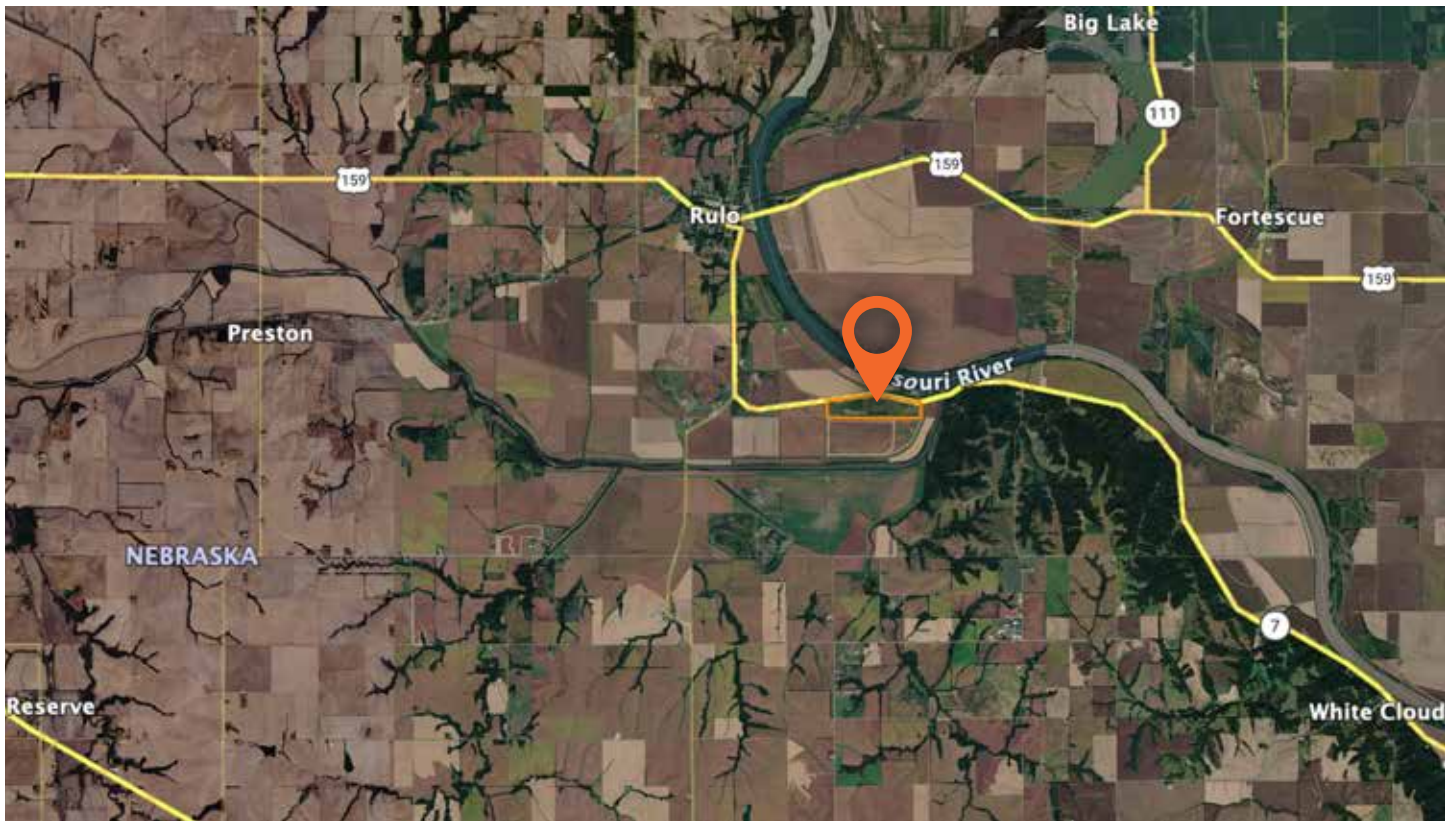
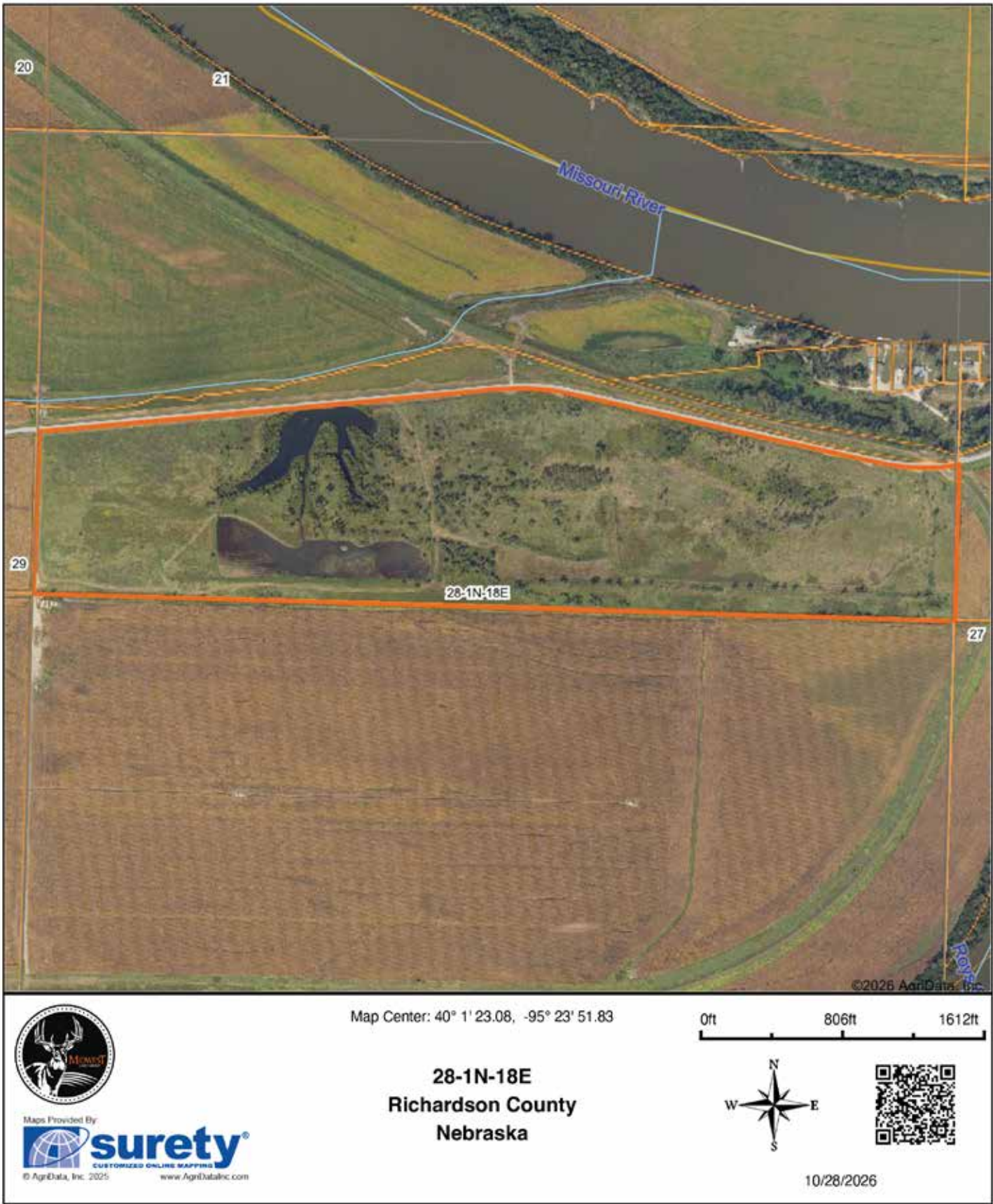


DEER, PHEASANT, & QUAIL

While waterfowl hunting is undoubtedly the main attraction, the property's wetland grasses and scattered cover also provide habitat for whitetail deer, including mature bucks, along with pheasants and quail.



AERIAL MAPS



AGENT CONTACT

Born and raised in Seneca, Kansas, Philip Lierz grew up watching the land shape lives. From working on local farms in high school to chasing whitetail and coyotes in the same fields that helped him earn a living, Phil's connection to the land runs deep and personal.

With a Bachelors Degree in Diesel & Heavy Equipment from Pittsburg State University and a career spent around trucks and machinery, he brings a problem-solver's mindset and straight-talk approach to every deal. He understands what makes land work – whether it's CRP, timber, food plots, or farm ground—and knows how to match it to a buyer's goals. For Philip, land is a whole lot more than an investment. It's a way of life, and a means to provide for your family, your future, and your legacy.

He proudly serves Northeast Kansas and Southeast Nebraska, combining his outdoor experience, work ethic, and clear communication to help clients make confident decisions. Grounded by faith, family, and a lifelong respect for the land, Phil brings a neighbor's perspective to every handshake.

When he's not working, you can find Phil hunting, watching sports, and spending quality time with his wife Morgan, and their two children. He also enjoys volunteering his time with his local Knights of Columbus Council and being a volunteer firefighter with the local Seneca Fire Department.



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