



147.44 ± ACRES OTOE COUNTY, NE

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Derek Vrtiska

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201 Sun Valley Blvd, Suite 2
Lincoln, NE 68528

147.44± Acres
\$1,444,912.00

PROPERTY OVERVIEW

ACRES:

TOTAL: 147.44± Acres P R I C E \$1,444,912.00

LEGAL DESCRIPTION:

The Northeast Quarter, less a 10 acre tract in the Northeast corner, of Section 3, Township 7 North, Range 13 East of the 6th P.M., Otoe County, Nebraska containing 147.44 ± acres.

2024 REAL ESTATE TAXES:

\$6,814.40

POSSESSION:

Immediate

SOILS:

Farm consists of Yutan silty clay loam soil with slopes ranging from 6-11%, Nodaway-Colo complex with slopes ranging from 0-1%, Aksarben and Wymore silty clay loams with slopes ranging from 2-6% and Pawnee clay loam soil with slopes ranging from 4-8%.

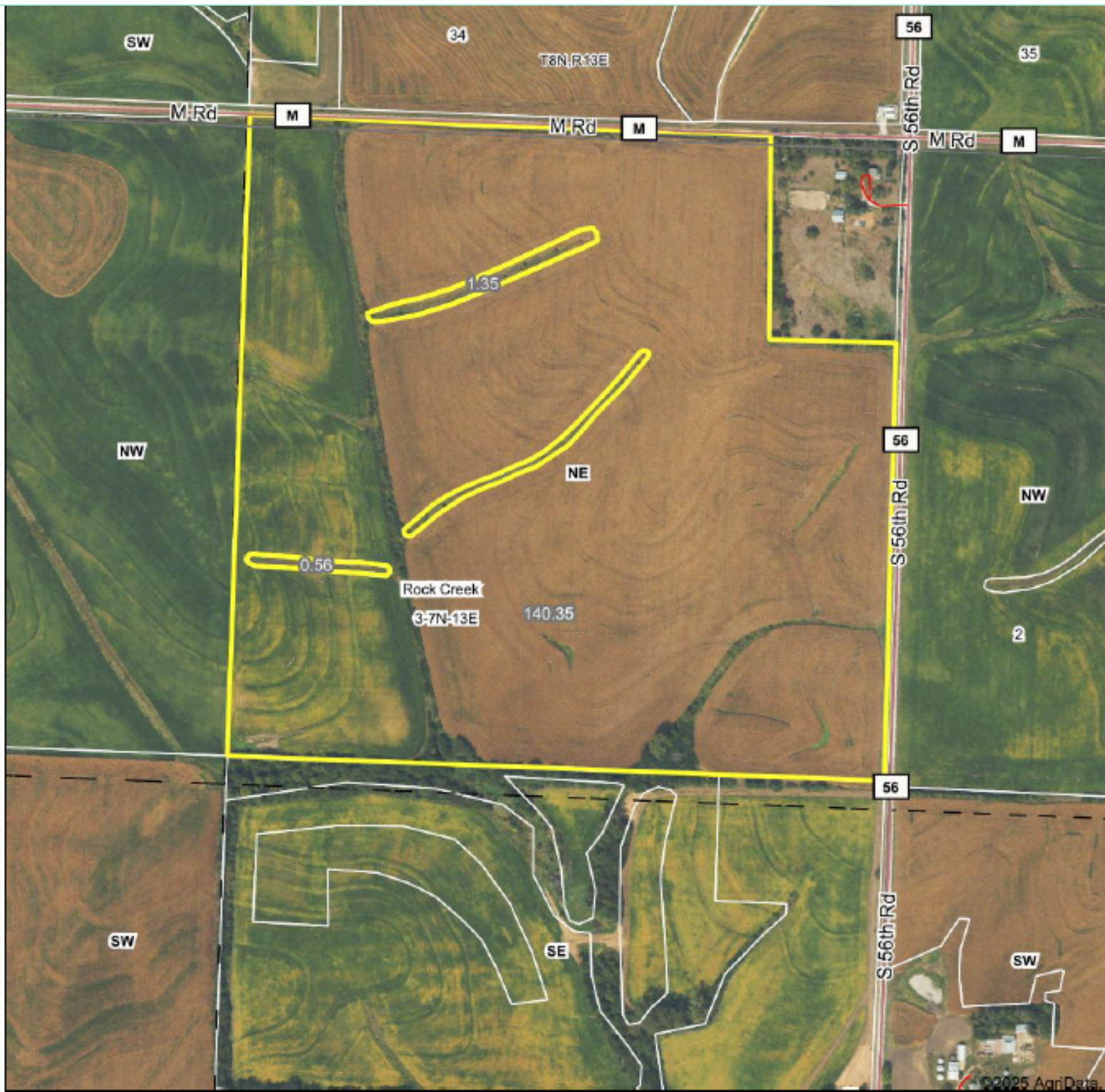
LOCATION:

Property is located 4.5 miles southwest of Nebraska City, NE. For directions to the property please contact (402)-852-6208.

DESCRIPTION:

Here is a quality dryland farm located in a highly productive area of eastern Nebraska, just south of Nebraska City. This farm is over 91% tillable with 134.7 cropland acres. The farm has a gently rolling topography comprised of productive soils making it perfect for any row crop operation. There are several strong grain outlets nearby, adding increased profitability for this farm. You don't find land for sale in this area often so don't miss the opportunity to own this farm.

AERIAL MAP



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Boundary Center: 40° 38' 22.9, -95° 56' 20.94

0ft 648ft 1296ft

Maps Provided By:

suretyv

3-7N-13E
Otoe County
Nebraska

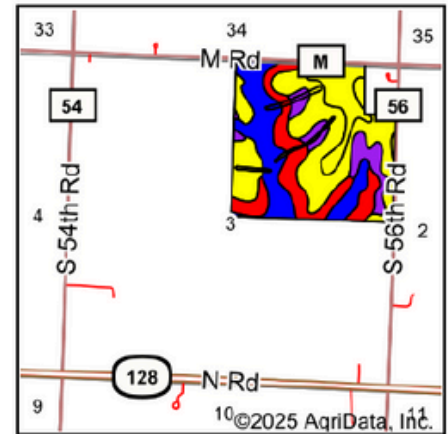
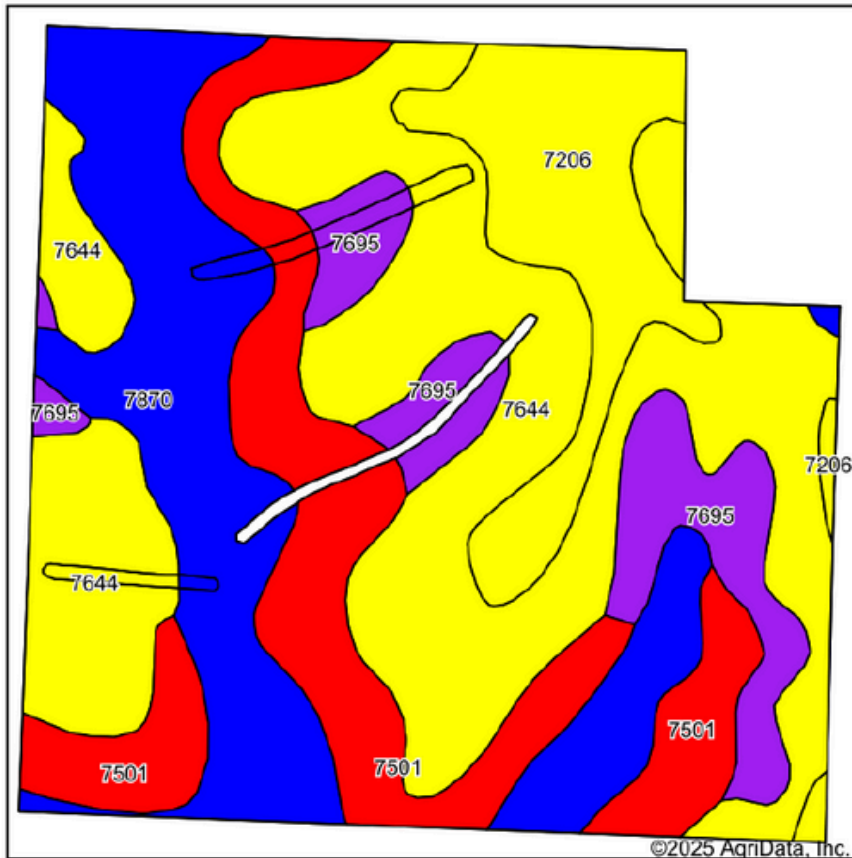


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SOIL MAP



State: **Nebraska**
 County: **Otoe**
 Location: **3-7N-13E**
 Township: **Rock Creek**
 Acres: **142.26**
 Date: **8/2/2025**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE131, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Overall
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	54.39	38.3%		IIIe	IVe	66	61
7870	Nodaway-Colo complex, occasionally flooded	30.62	21.5%		IIw	IIw	70	89
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	27.52	19.3%		IIIe			48
7206	Aksarben silty clay loam, 2 to 6 percent slopes	16.28	11.4%		Ile	IIIe	69	66
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	13.45	9.5%		IIIe	IIIe	65	56
Weighted Average					2.67	*-	54.3	*n 64.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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PROPERTY IMAGES



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