

AMERICAN LEGACY LAND CO

FOR SALE

DRYLAND WITH POND

Cass County, NE

190 +/- Acres

OFFERED AT:

\$2,411,500

ABOUT THIS PROPERTY:

Located on the east side of Cass County near Nehawka and Murray, NE lays 2 highly productive dryland parcels. This farm consists of 190 gently rolling acres along with a 5-acre NRD pond. Whether you are looking to add to your existing operation or investment portfolio, these parcels have a lot to offer.

The north property is located 2 miles south of Conestoga High School on 42nd street. This parcel consists of 117 +/- total acres, of which 100 are tillable. The predominant soil type is Marshall silty clay loam with 6 to 11% slopes and a NCCPI of 75.5. This parcel has been in a corn and soybean rotation and is open for the 2025 growing season.



More About this Property:

The parcel also has a tranquil 5 +/- acre NRD pond that is fully stocked. This parcel would be a perfect fit for an investor who wants to make some income at their personal fishing hole.

The south property is located 5.4 miles west of Union, NE on highway 34. This parcel consists of 73 +/- total acres. Most of the trees have been cleared on this parcel making it well suited for an operator to increase their total production. The predominant soil type is Yutan silty clay loam with 6 to 11% slopes and a NCCPI of 58.9. This parcel has been in a corn and soybean rotation and is open for the 2025 growing season.

If you're looking for an investment piece of land with a place to relax and fish with your friends and family, or you simply wish to add to your existing farm operation, this farm is ideal for you. The property is available for show by appointment, so contact Tyler Johnson at 402-616-5801 to schedule today.

Directions: Pond Parcel - From Murray, head west on Highway 1 until 42nd street. Head south on 42nd street for 2 miles until Hobscheidt Street. Property is on the west side of the road.

South Parcel - From Union, head west on Highway 34. Property is on the south side of the highway between 60th street and 84th street.

Legal Description: Pond Parcel - 29-11-13 W1/2 SW1/4 & L7 & 9 SE1/4 SW1/4 (117) 130156280

South Parcel - 25-10-12 W1/2 NW1/4 EXC TL4 & HWY (73) 130133418

Taxes: Pond Parcel - \$6,322

South Parcel - \$4,753

FEATURES:

- 190 +/- Acres
- Highly productive farm
- Great road access
- Highway frontage
- Yutan silty clay loam soil
- Open for the 2025 growing season

CASS COUNTY, NEBRASKA



**AMERICAN
LEGACY**
LAND CO

HELPING YOU BUY
AND SELL LAND



AMERICAN LEGACY LAND CO

Cass, NE • Township: West Rock Bluff • Location: 29-11N-13E

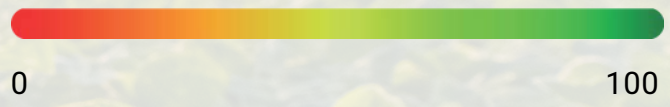
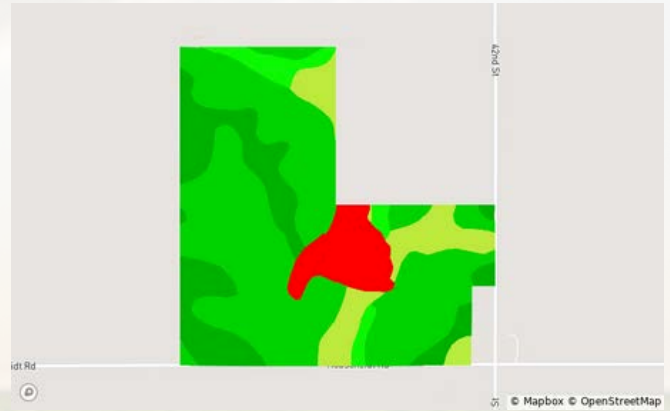
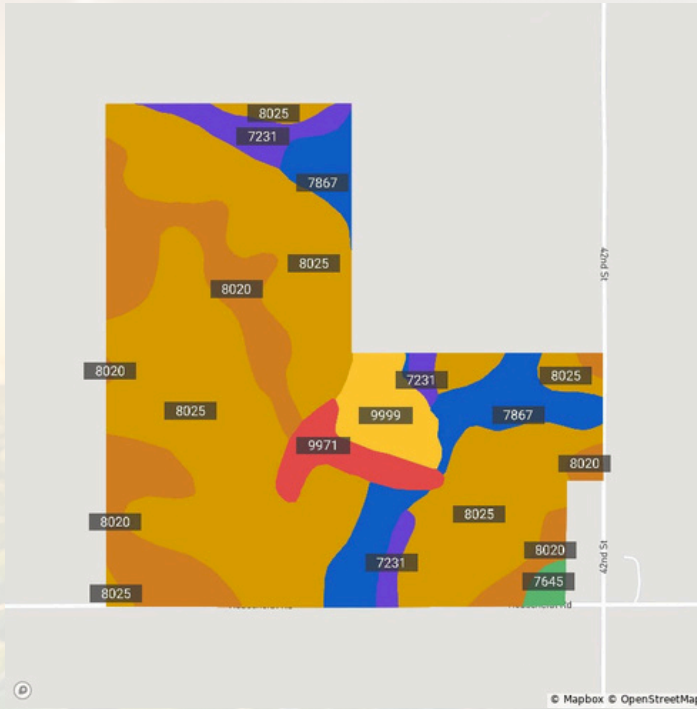
117.00 acres, 1 selection





Cass, NE • Township: West Rock Bluff • Location: 29-11N-13E

117.00 acres, 1 selection



75.5 / 100 NCCPI

Code	Soil Description	Acres	% of Non-IRR Field Class	IRR Class	NCCPI
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	68.7	58.5% 3e	4e	85.5
8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	21.1	18.0% 2e	3e	91.3
7867	Nodaway silt loam, channeled, frequently flooded	12.2	10.4% 6w	—	51.7
9999	Water	5.4	4.6% —	—	0.0
7231	Judson silt loam, 2 to 6 percent slopes	5.0	4.2% 2e	—	78.0
9971	Arents, earthen dam	4.2	3.6% —	—	0.0
7645	Yutan silty clay loam, 11 to 17 percent slopes, eroded	0.9	0.8% 4e	4e	53.3



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Cass, NE • Township: Avoca • Location: 25-10N-12E

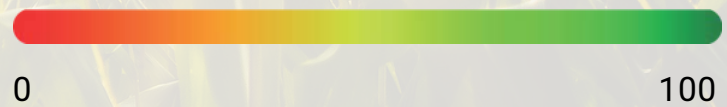
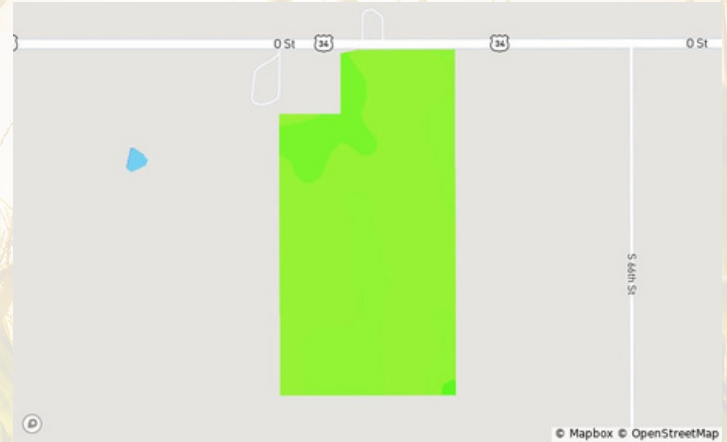
73.00 acres, 1 selection





Cass, NE • Township: Avoca • Location: 25-10N-12E

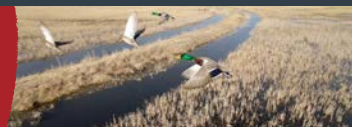
73.00 acres, 1 selection



Code	Soil Description	Acres	% of Non-IRR Field Class	IRR Class	NCCPI
● 7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	49.0	66.7% 3e	4e	58.3
● 7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	17.5	23.8% 2e	3e	59.1
● 7773	Colo-Nodaway complex, frequently flooded	6.8	9.2% 3w	—	62.8
● 7206	Aksarben silty clay loam, 2 to 6 percent slopes	0.2	0.3% 2e	3e	66.4



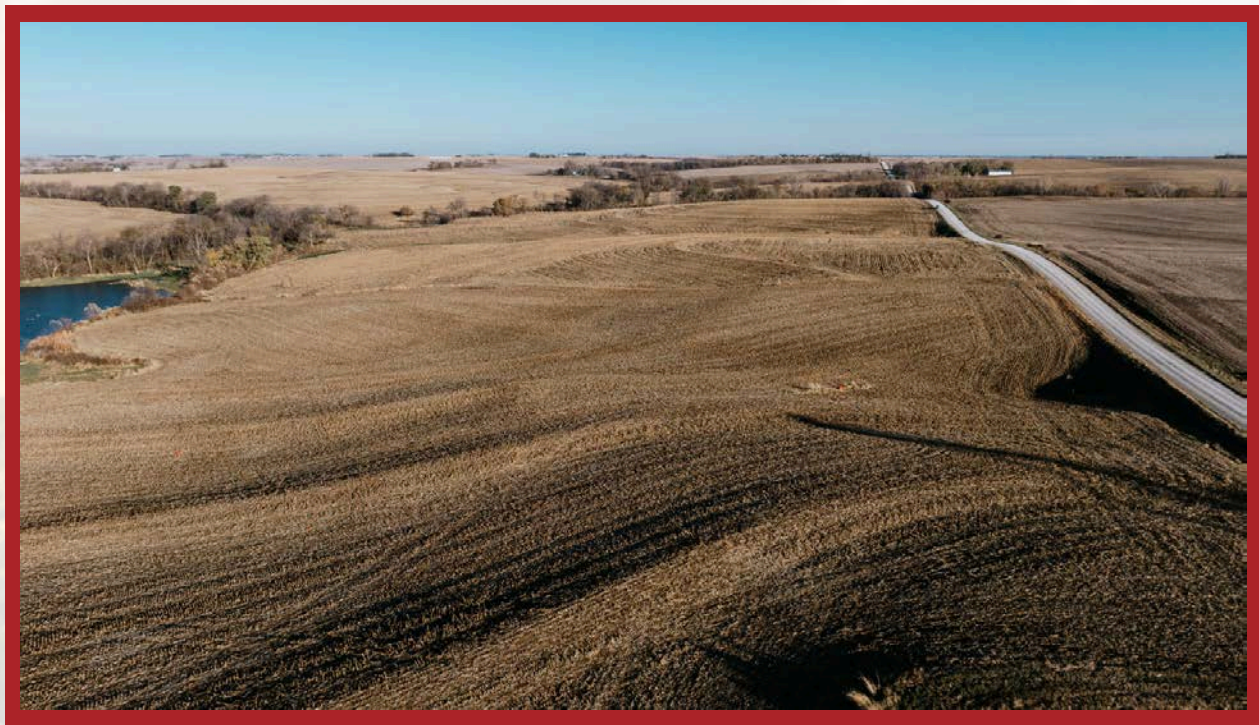
COMMITTED • DETERMINED TRUSTED





Pond Parcel





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**HELPING YOU BUY
AND SELL LAND**







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FARM • RANCH • RECREATION
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About the Agent:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational, and development land.

Tyler has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.

In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 5-year-old son, 1-year-old daughter, wife, and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.



TYLER JOHNSON , LAND AGENT



402-616-5801



Tyler@AmericanLegacyLandCo.com