

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**FARM GROUND AND
HUNTING PROPERTY**

Johnson County, NE

62 +/- Acres

**OFFERED AT:
\$598,300**

ABOUT THIS PROPERTY:

Here's your chance to own a high quality farm with great hunting potential within an hour drive of Omaha and Lincoln, NE. This property is located in Cook, NE and consists of 62 +/- total acres, 50 of which are tillable. The soil scores a solid 62.2 on the NCCPI and is open for the 2026 growing season.



More About this Property:

This property is nicely secluded on a dead end minimum maintenance road. It is perfect for those wishing to hunt or to build your ideal off-grid dwelling. On the northeast part of the property lies a creek that has live water and is great habitat for turkey and deer. The southern part of the property is nicely elevated and would make an optimal spot for a potential build site.

Schedule your private showing with Tyler Johnson today.

Taxes: \$1,892.64

Legal Descriptions: SEC 17-6-11 61.92A TR N2NW4 Johnson County, NE

Directions: From Cook, NE, head south on highway 50 to 736 Rd. Head west for 1.6 miles until the road ends. Property is on the south side.

FEATURES:

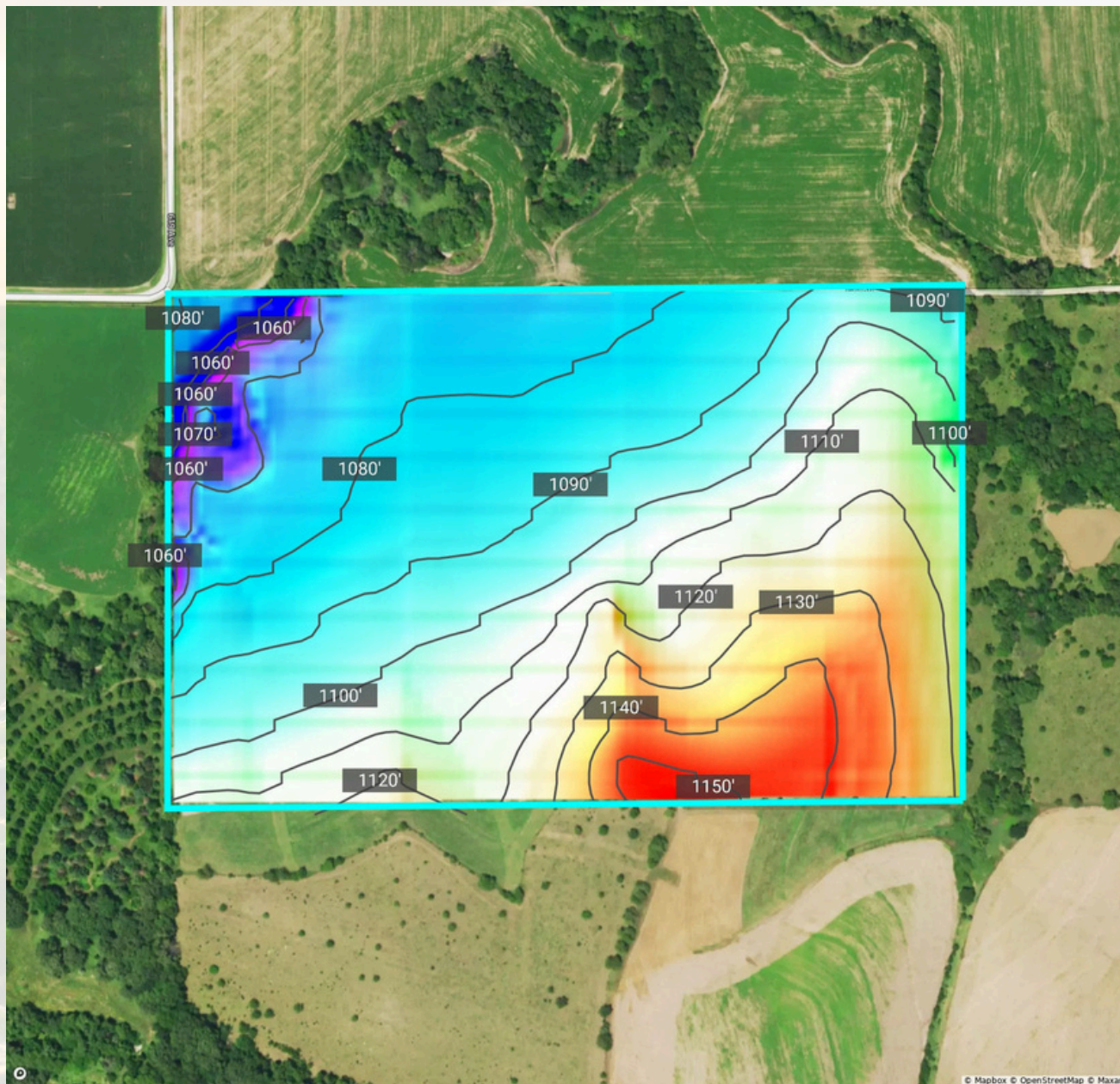
- 62 +/- acres
- 50 +/- tillable acres
- Excellent whitetail and turkey hunting potential with lots of deer sign
- Potential build site
- Secluded property
- Creek with live water







Flood Hazard Zone	% of Selection	Acres
100 Year Flood Zone (1% annual chance of flooding)	14.1%	8.7
500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
Regulatory Floodway	0.0%	0.0
No Flood Hazard Zone	0.0%	0.0
Wetlands		
Assorted Wetlands	1.0%	0.6



1056.5 ft

1154.1 ft

Source: USGS 3 Meter Dem

Interval: 10.0 ft

Range: 97.6 ft

Min: 1056.5

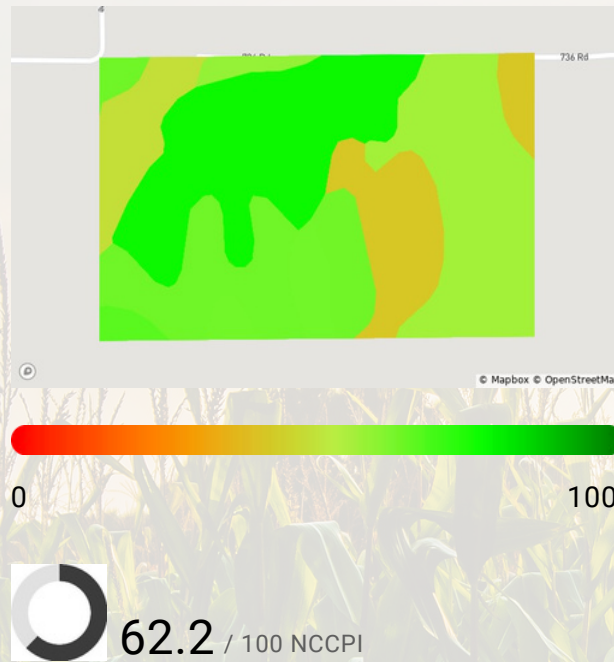
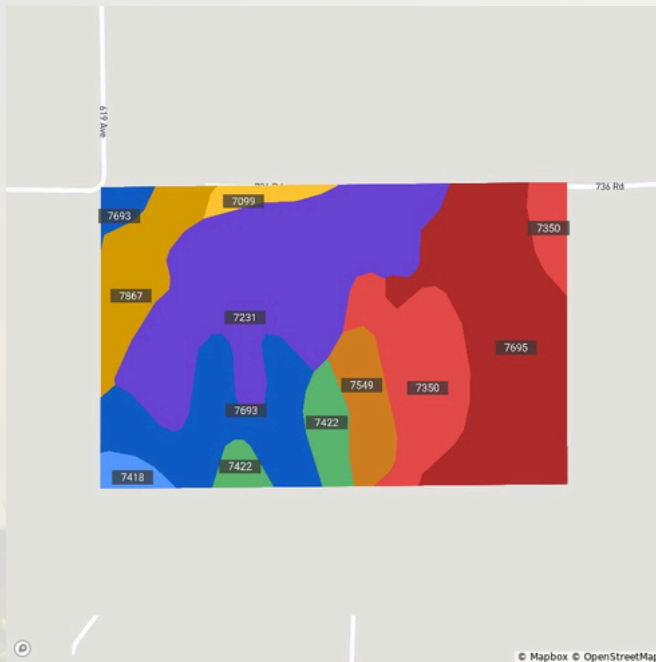
Max: 1154.1



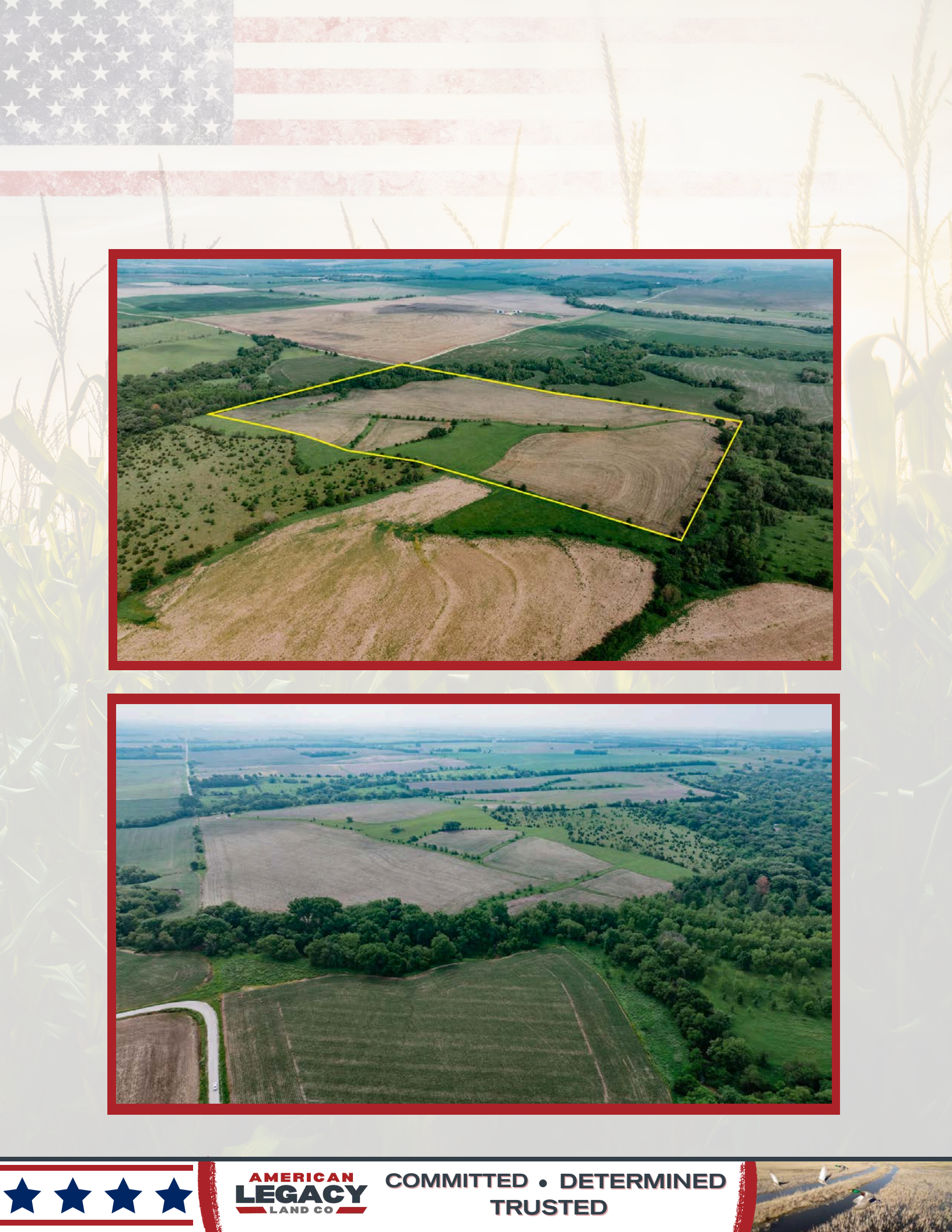
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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**





Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
7231	Judson silt loam, 2 to 6 percent slopes	17.8	28.9%	2e	—	78.0
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	14.8	24.0%	3e	3e	56.7
7693	Wymore silty clay loam, 2 to 6 percent slopes	8.8	14.3%	3e	3	63.9
7350	Malmo clay, 3 to 11 percent slopes, eroded	8.2	13.3%	4e	e	41.8
7867	Nodaway silt loam, channeled, frequently flooded	4.5	7.3%	6w	—	48.9
7549	Shelby clay loam, 11 to 17 percent slopes	3.0	4.8%	4e	—	63.8
7422	Morrill clay loam, 6 to 11 percent slopes, eroded	2.7	4.4%	4e	4e	63.6
7099	Zook silty clay loam, occasionally flooded	1.0	1.5%	2w	—	58.7
7418	Morrill clay loam, 6 to 11 percent slopes	0.8	1.4%	3e	4e	67.0



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COMMITTED • DETERMINED
TRUSTED

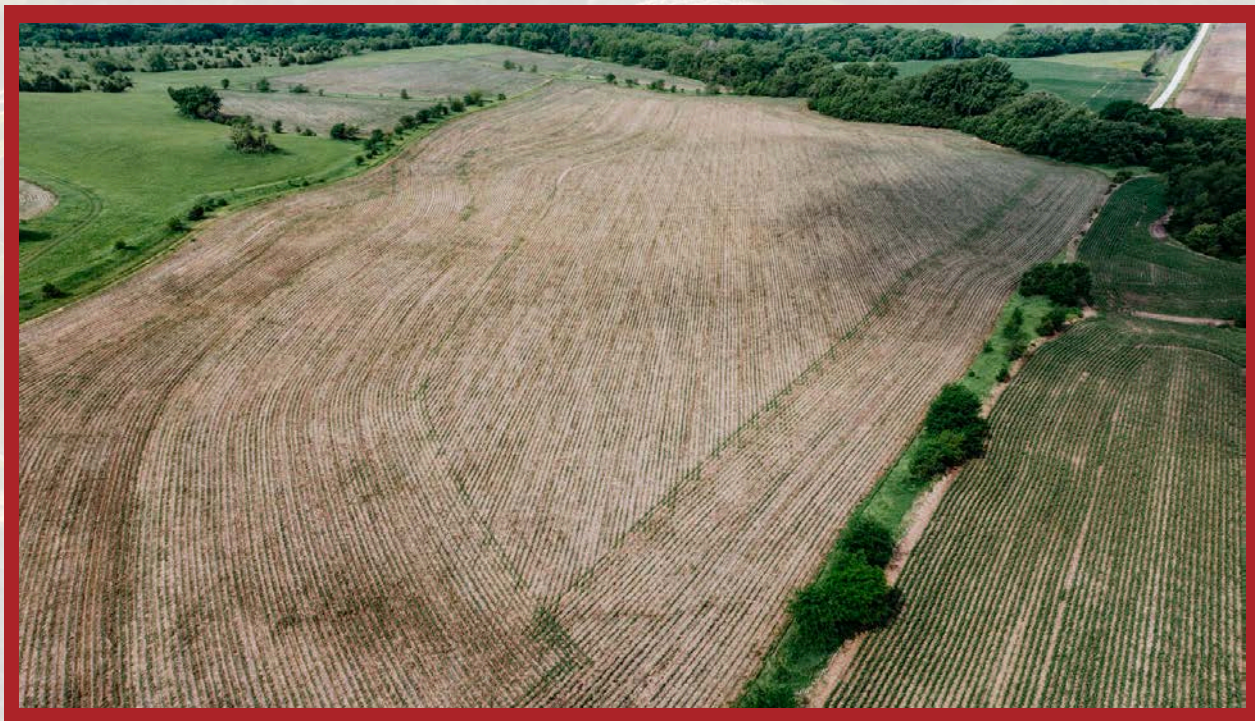




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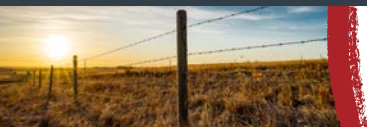
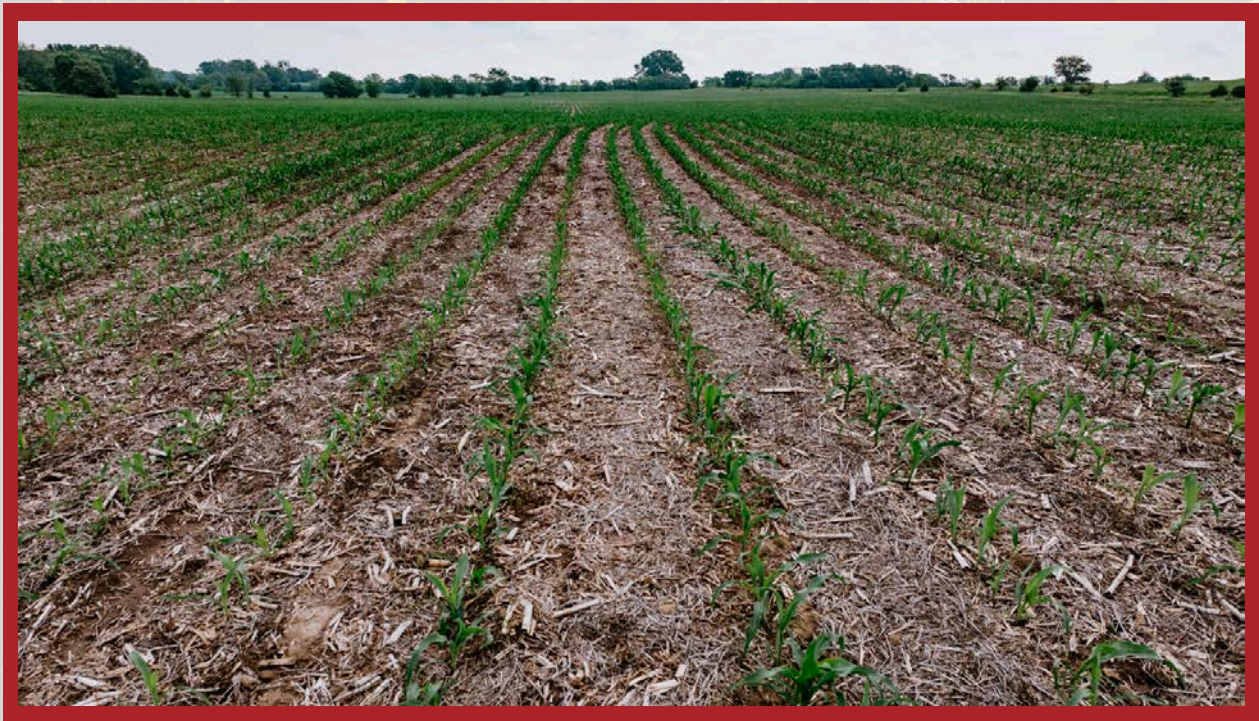
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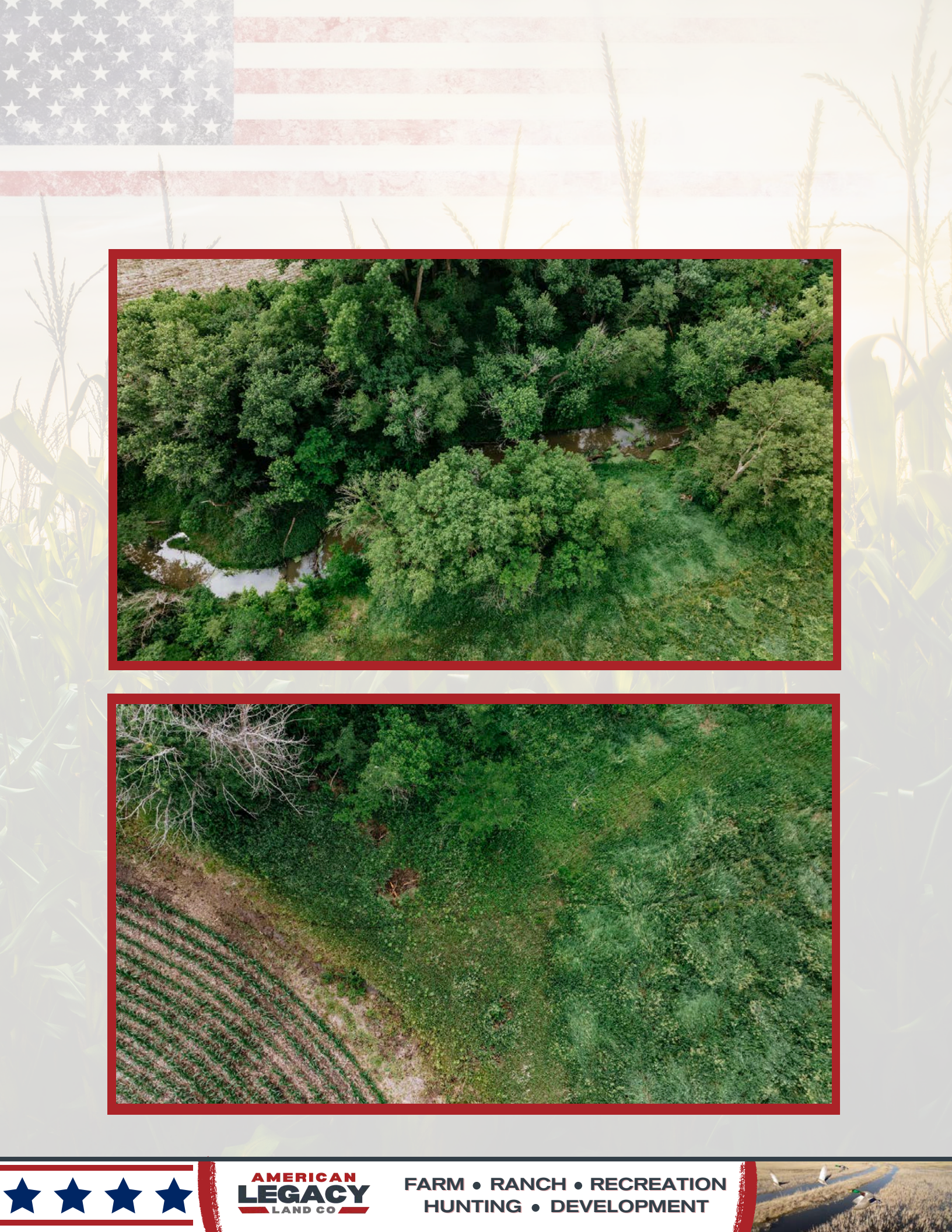
HELPING **YOU** BUY
AND SELL LAND





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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, 2-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



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