







AMERICAN LEGACY LAND CO

FOR SALE

DRYLAND FARMLAND AND PASTURE

Elmwood, NE

150 +/- Acres

OFFERED AT:

$1,502,200

ABOUT THIS PROPERTY:

Here's your chance to own a spectacular dryland farm with pasture in Cass County, Nebraska. This farm consists of 150 +/- acres, of which 114 +/- are tillable. The property is located on the north edge of Elmwood, NE along Hwy 1 and falls into the Elmwood ETJ. This farm has great access throughout.

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More About this Property:

The predominant soil type is Yutan silty clay loam with 6 to 11% slopes and a NCCPI of 67.4. The farm is currently planted to corn and soybeans and is open for the 2027 growing season. This property would make a great addition to your existing farm operation or your investment portfolio.

Directions: Take Highway 1 one mile north from Elmwood to Havelock Ave. Both parcels are on the west side of Highway 1.

Legal Description:
09-10-10 SW1/4 NE1/4 & LOT 8 EXC TL26 & HWY SE1/4 NE1/4 (75.73) 130106127
09-10-10 N1/2 NE1/4 EXC TL25 & HWY (74.49) 130105945 Cass County, NE

Taxes: $10,850

FEATURES:

- **150 +/- acres farm ground and pasture**
- **114 +/- tillable acres**
- **24 +/- acres pasture**
- **Great road access along Hwy 1**
- **Yutan silty clay loam soil**
- **Open for the 2027 growing season**

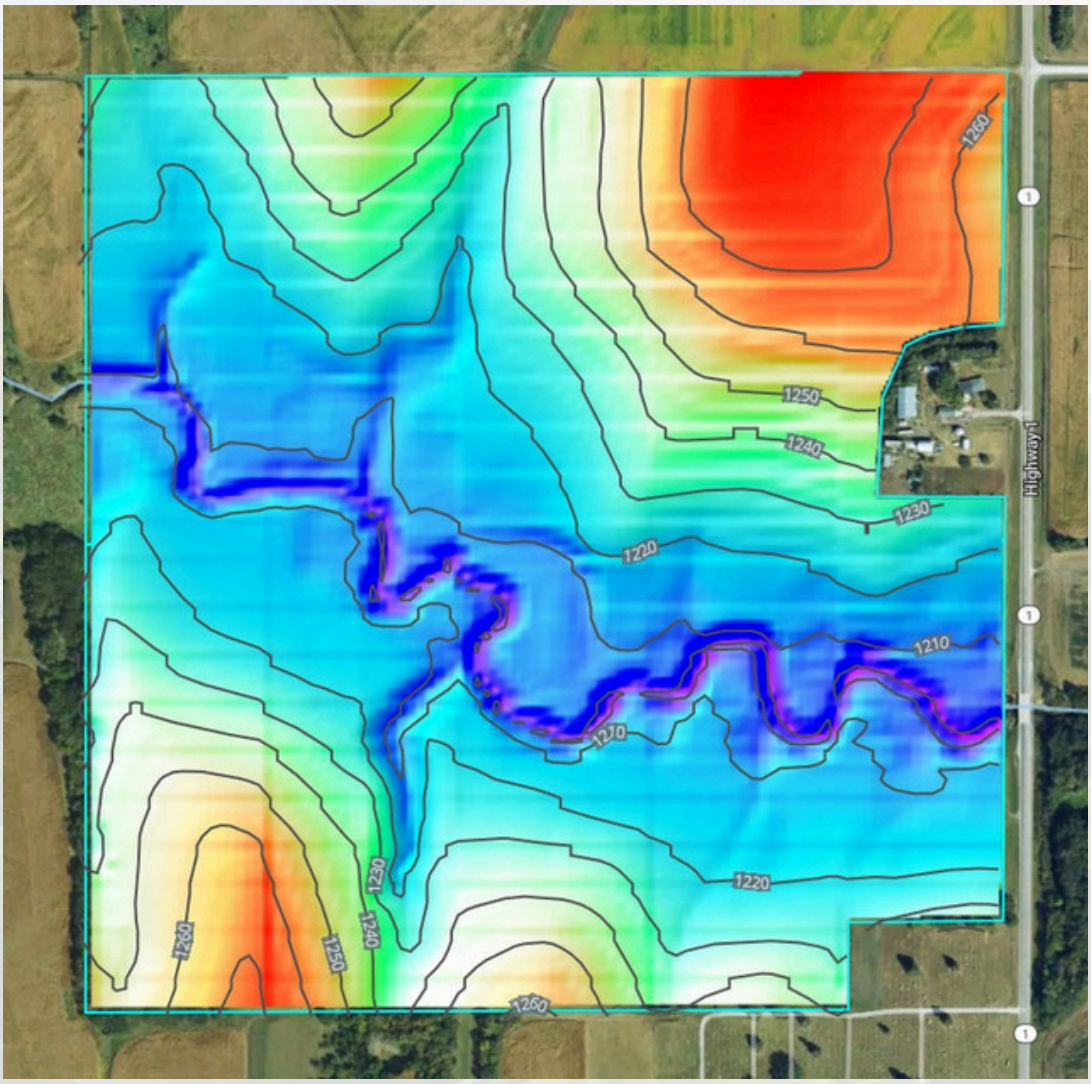
CASS COUNTY,
NEBRASKA

Aerial Map:



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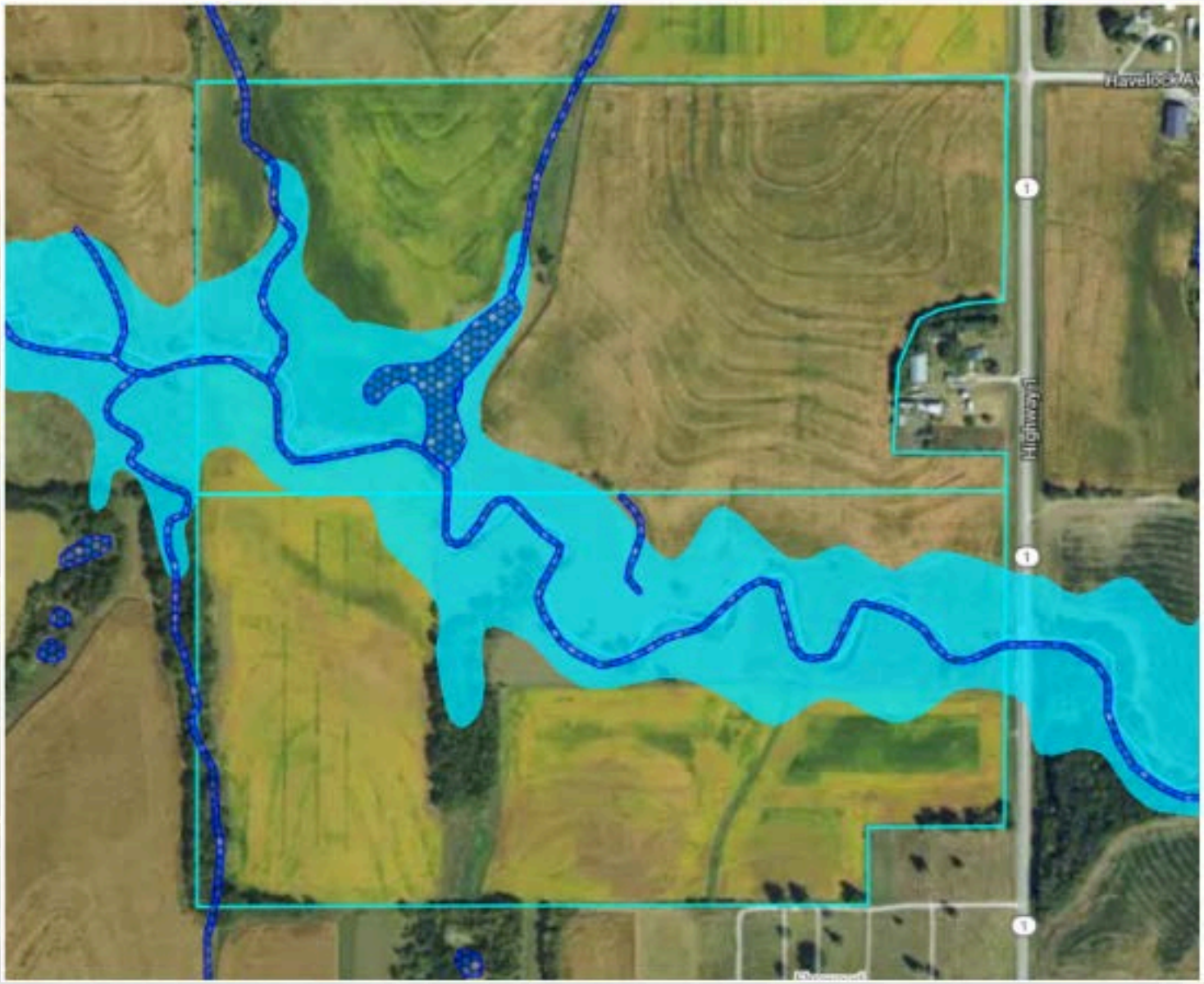
Topography Map:



1,195.0 feet — 1,279.3 feet

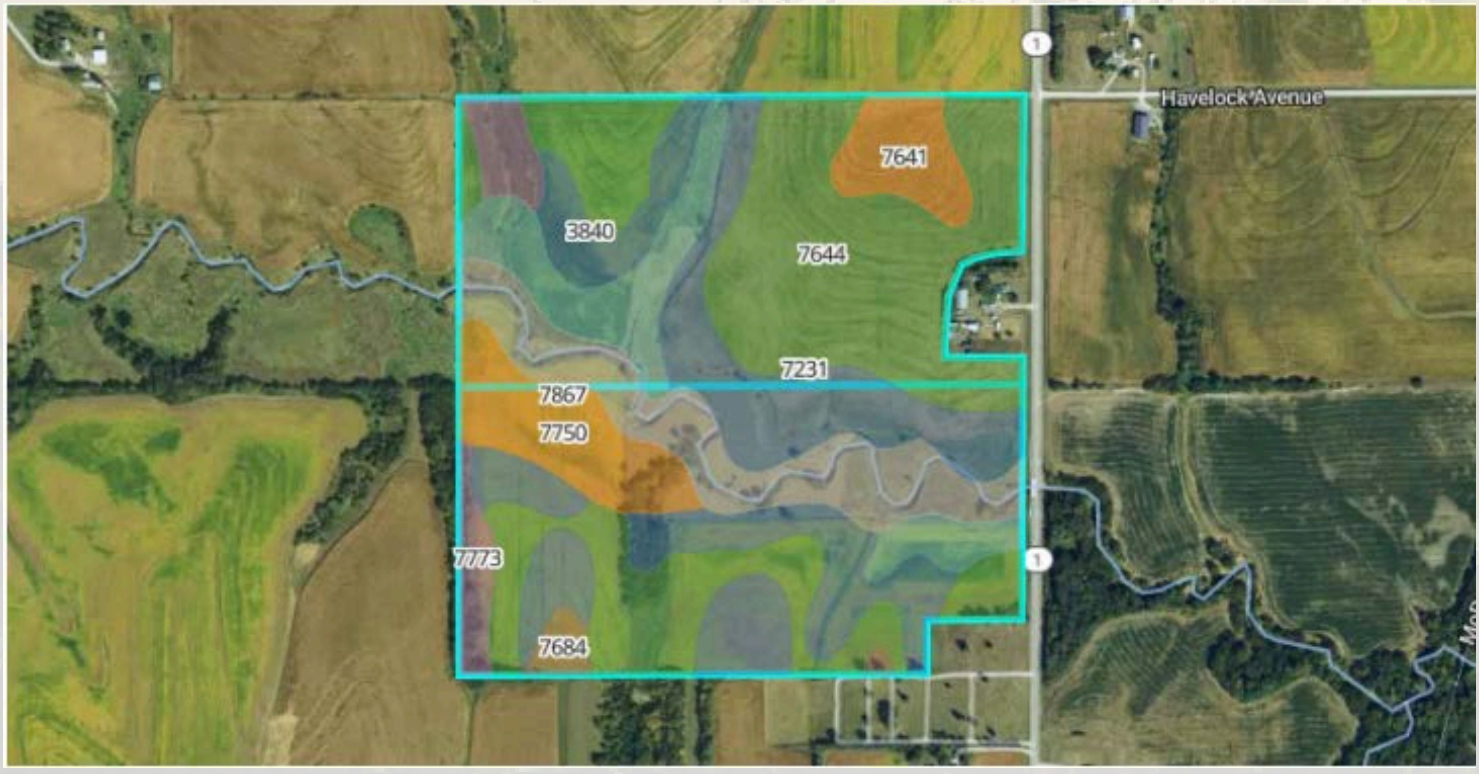
Source: USGS 3 Meter Dem	**Interval:** 10 feet	**Range:** 84.3 feet	**Min:** 1195 feet	**Max:** 1279.3 feet
		Slope: 5.4%	**Min:** 0.1%	**Max:** 30.8%

FEMA Map:



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Soil Map:



67.4/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	37.4%	56.9	3e	4e	58.6
●	7231	Judson silt loam, 2 to 6 percent slopes	19.4%	29.4	2e	--	78
●	7867	Nodaway silt loam, channeled, frequently flooded	11.6%	17.6	6w	--	51.7
●	7770	Colo silty clay loam, occasionally flooded	8.7%	13.2	2w	--	84.8
●	3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	7.3%	11.1	4e	4e	72.4

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7750	Nodaway silt loam, occasionally flooded	6.6%	10.1	2w	2w	94.4
●	7773	Colo-Nodaway complex, frequently flooded	3.9%	5.9	3w	--	62.8
●	7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	3.9%	5.9	2e	3e	59.1
●	7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	1.3%	1.9	3e	4e	60.5

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About the Agent:

Tyler grew up in Cass County, 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 real estate agent 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 became a broker in 2025 and specializes in farmland sales in Cass County Nebraska along with several other counties in Nebraska including: Sarpy, Saunders, Johnson, Otoe, Butler, Lancaster, and Nemaha. His experience with large family farms and with development pressure from the Nebraska Metro areas, makes him a great choice in the sale of your Southeast Nebraska Farm.

He also covers several counties in Iowa including: Mills, Fremont, Page, Montgomery, Pottawattamie, Harrison, Shelby and Cass.



In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 7-year-old son, 3-year old daughter, newborn 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

All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.