







AMERICAN LEGACY LAND CO

FOR SALE

PLATTE COUNTY DRYLAND

Genoa, NE

80 +/- Acres

OFFERED AT:

$780,000

ABOUT THIS PROPERTY:

Located approximately six miles north of Genoa and five miles east of St. Edward, Nebraska, this 80± acre Platte County farm offers an opportunity for agricultural producers looking to expand their operation in an established farming community.

The FSA reports a total of 67.25 +/- cropland acres, of which all are dryland and 64.47 base acres with terrain ranging from relatively level across the eastern portion to more rolling topography on the west. Soils consist predominantly of Moody silty clay loam, along with areas of Nora-Crofton complex, and carry an overall weighted NCCPI rating of 67.9 according to USDA-NRCS soil data.

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More About this Property:

In addition to the tillable acres, the property includes approximately 9.5 +/- acres that was once a former farmstead with established timber, remnants of older buildings, and a small runoff-fed pond. The farm is located approximately two miles from the nearest highway, giving you quick access to local co-ops.

Whether you're an established producer looking to add acres to your operation or adding to your land portfolio, this property presents an opportunity to acquire a great 80 +/- acre tract in a well-established farming area.

Directions: From Genoa, go northwest on Hwy 39 for approximately 6.5 miles. Turn right onto N 430th St for one mile. Turn right onto 310th St for one mile. The property is on the north side of 310th St.

Legal Description: The S 1/2 of the SW 1/4 in Section 10 Township 18 Range 4W Platte County, NE

FEATURES:

- **80 +/- acres**
- **67 +/- FSA cropland acres**
- **Predominantly Moody Silty Clay Loam soils**
- **67.9 weighted NCCPI rating**
- **9.5 +/- acre former farmstead**
- **Small runoff-fed pond**
- **Subject to existing farm tenancy for the 2027 crop year**
- **Convenient rural location**

PLATTE COUNTY,
NEBRASKA

Aerial Map



Boundary Center: 41° 32' 29.55, -97° 46' 3.97

0ft 436ft 872ft

10-18N-4W
Platte County
Nebraska

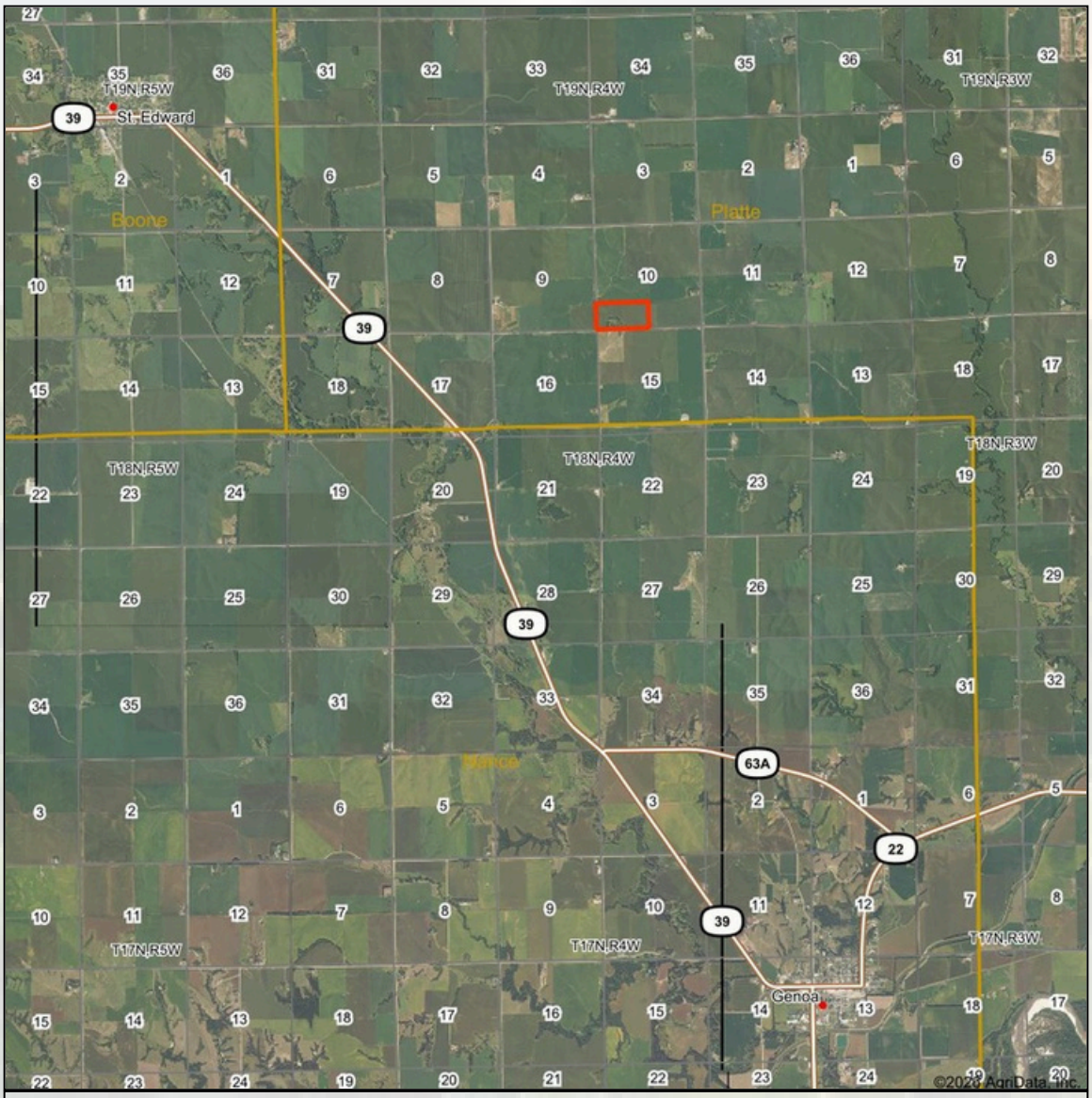
N W E S

10/28/2026

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Aerial Map



Boundary Center: 41° 32' 29.55, -97° 46' 3.97

0ft 7784ft 15569ft

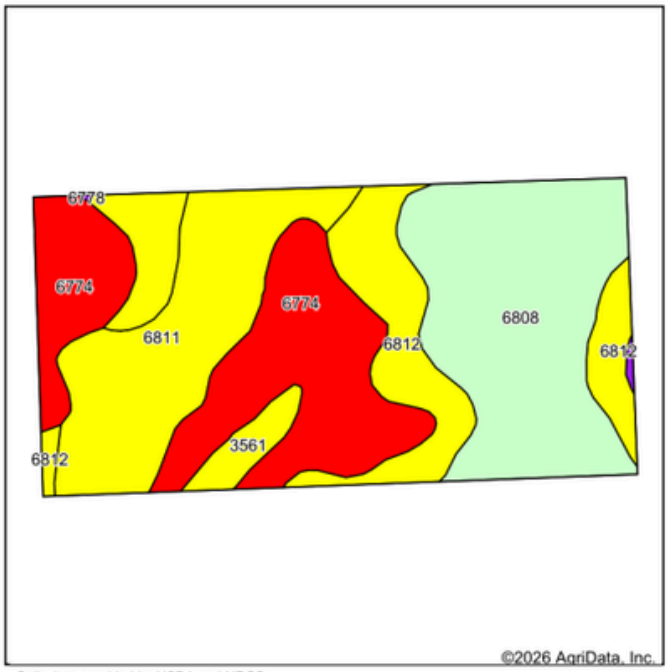
10-18N-4W
Platte County
Nebraska

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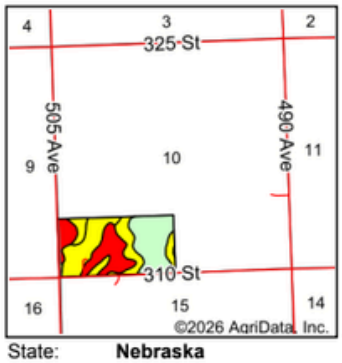
10/28/2026

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Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Platte**
Location: **10-18N-4W**
Township: **Woodville**
Acres: **80.26**
Date: **10/28/2026**

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Area Symbol: NE141, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
6808	Moody silty clay loam, 0 to 2 percent slopes	23.95	29.9%		IIe	IIe	3528		71	70	64	71
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	22.02	27.4%		IVe		3050	50	61	57	54	61
6811	Moody silty clay loam, 2 to 6 percent slopes	16.88	21.0%		IIe	IIIe	3243	70	75	74	68	74
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	15.15	18.9%		IIe	IIIe	3495	70	64	64	57	64
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	2.10	2.6%		IIw	IIw	3315	69	78	74	62	78
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	0.16	0.2%		IIIe	IVe	3350	59	66	61	58	66
			Weighted Average		**2.55**	***-**	**3324.8**	**43.6**	***n 67.9**	***n 66.2**	***n 60.7**	***n 67.7**

*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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Crop Year: 2025



Corn	66.7a	84%
Grassland/Pasture	5.9a	7%
Developed/Open Space	3.7a	5%

3 rows not shown

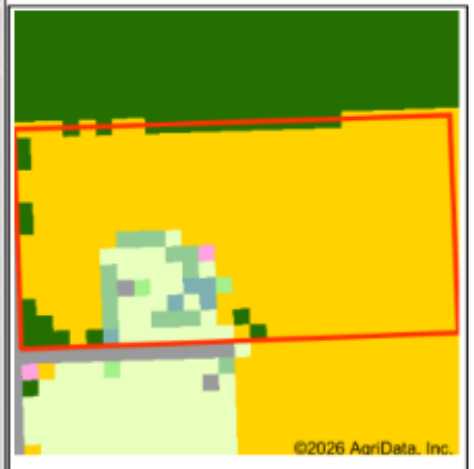
Crop Year: 2024



Soybeans	67.5a	85%
Grassland/Pasture	9.8a	12%
Deciduous Forest	2a	2%

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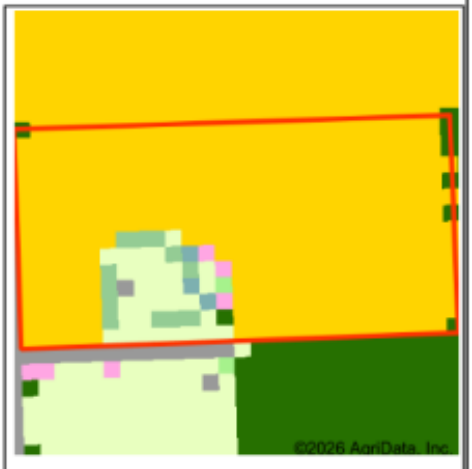
Crop Year: 2023



Corn	69.2a	86%
Grassland/Pasture	5.1a	6%
Deciduous Forest	3.5a	4%

6 rows not shown

Crop Year: 2022



Corn	68.9a	87%
Grassland/Pasture	5.8a	7%
Deciduous Forest	3.2a	4%

6 rows not shown

Boundary Center: 41° 32' 29.55, -97° 46' 3.97

State: NE County: Platte

Legal: 10-18N-4W Twnshp: Woodville

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

Maps Provided By surety

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About the Agent:

Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.



Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

ADAM SPITZ, LAND AGENT

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aspitz@AmericanLegacyLandCo.com

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