

**AMERICAN
LEGACY**
LAND CO

FOR SALE

HUNTING PROPERTY

Webster County, NE

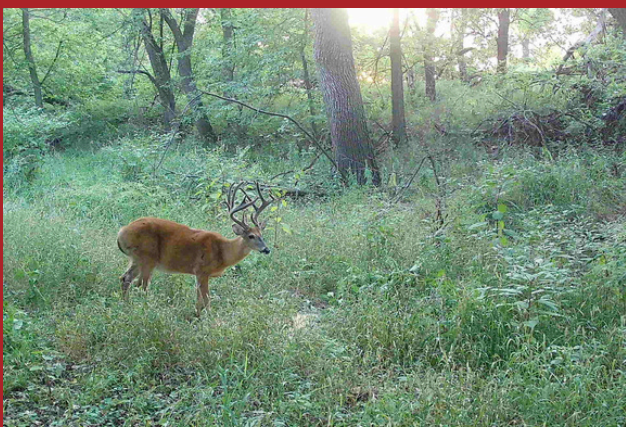
67.17 +/- Acres

OFFERED AT:

\$445,000

ABOUT THIS PROPERTY:

Republican River frontage in Webster County, Nebraska does not come up for sale often. This property is a recreational enthusiast's dream. Big bucks in the fall and gobbling turkeys in the spring are guaranteed on this tract.



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More About this Property:

Only a short drive from Red Cloud, Nebraska sits this unique 67.17 +/- acre property. Several features on this parcel keep it standing out from any other. This property has been hunted very carefully and managed for trophy caliber whitetail deer. The mature cottonwoods along the Republican River host the perfect roosting trees for the local turkey flocks. Besides all the recreational benefits, there is great income potential with nearly 40 +/- acres of tillable on the west side of the farm. The soil is primarily Gibbon and Munjor loam. There is a large three sided shed on the south end of the property that is in excellent shape and works great for storing large farm equipment. There is also water and electricity in place and active. This is an awesome and diverse tract of land. Contact Land Agent: Nate Krick, at 402-937-3763 for your private showing.

Directions: From Red Cloud, NE: Take HWY 281 south out of Red Cloud for 1 mile. After 1 mile turn left, heading east, on Road F. You will arrive at the property in 1.5 miles. The property is on the north side of Road F.

Legal Description: 6 1 10 LOT 2 IN SE1/4 6-1-10 67.17AC Webster County, NE

Taxes: \$1,259.32

Income Potential: Cash rent crop \$200-\$215/acre

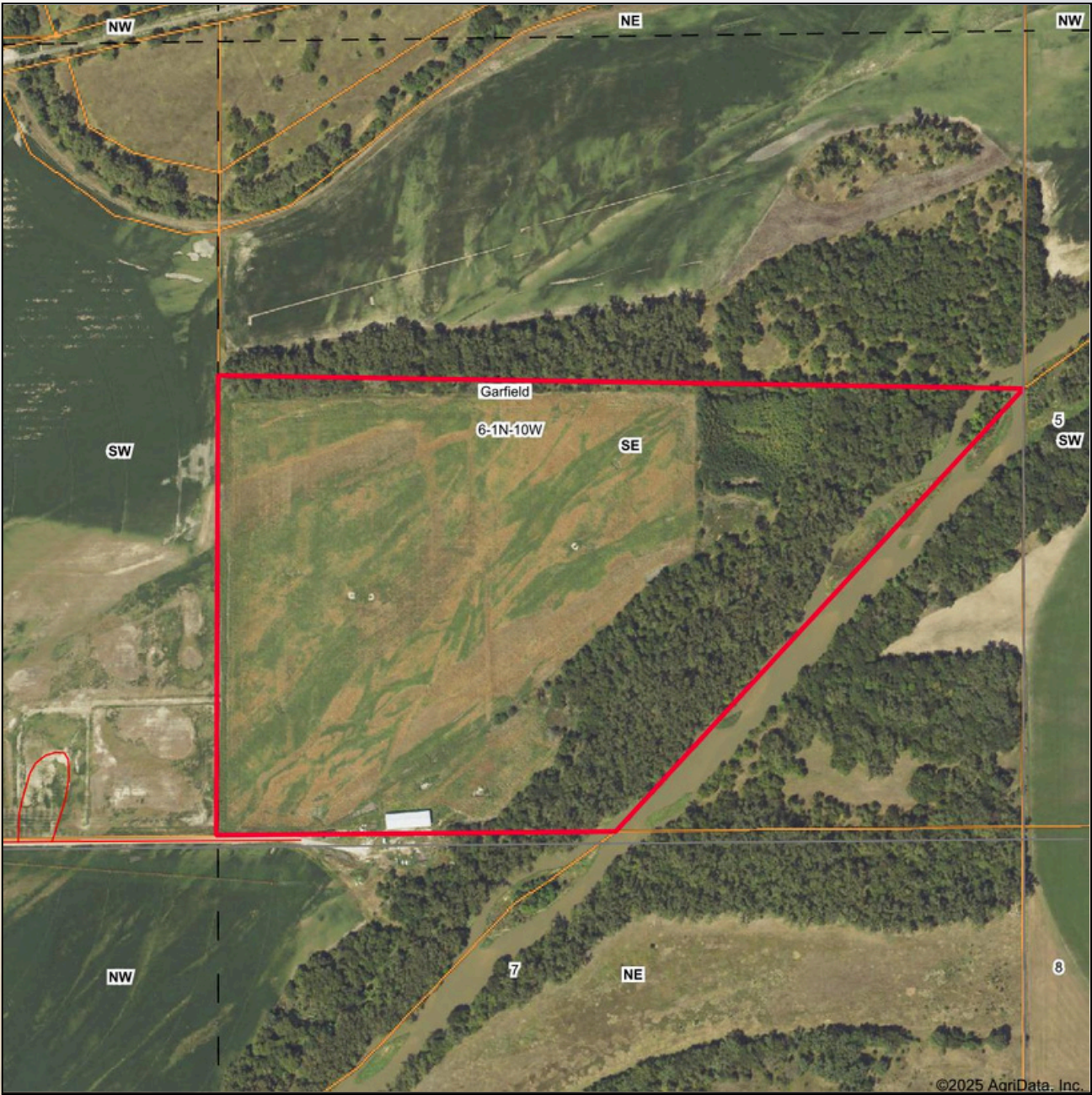
Available for 2025

FEATURES:

- 67.17 +/- Acres
- Republican River frontage
- Minutes from Red Cloud, NE
- Gravel road access
- Excellent deer and turkey hunting
- 50 x 150 shed



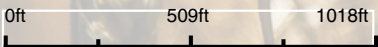
WEBSTER COUNTY,
NEBRASKA



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 4' 35.87, -98° 29' 9.15



6-1N-10W
Webster County
Nebraska

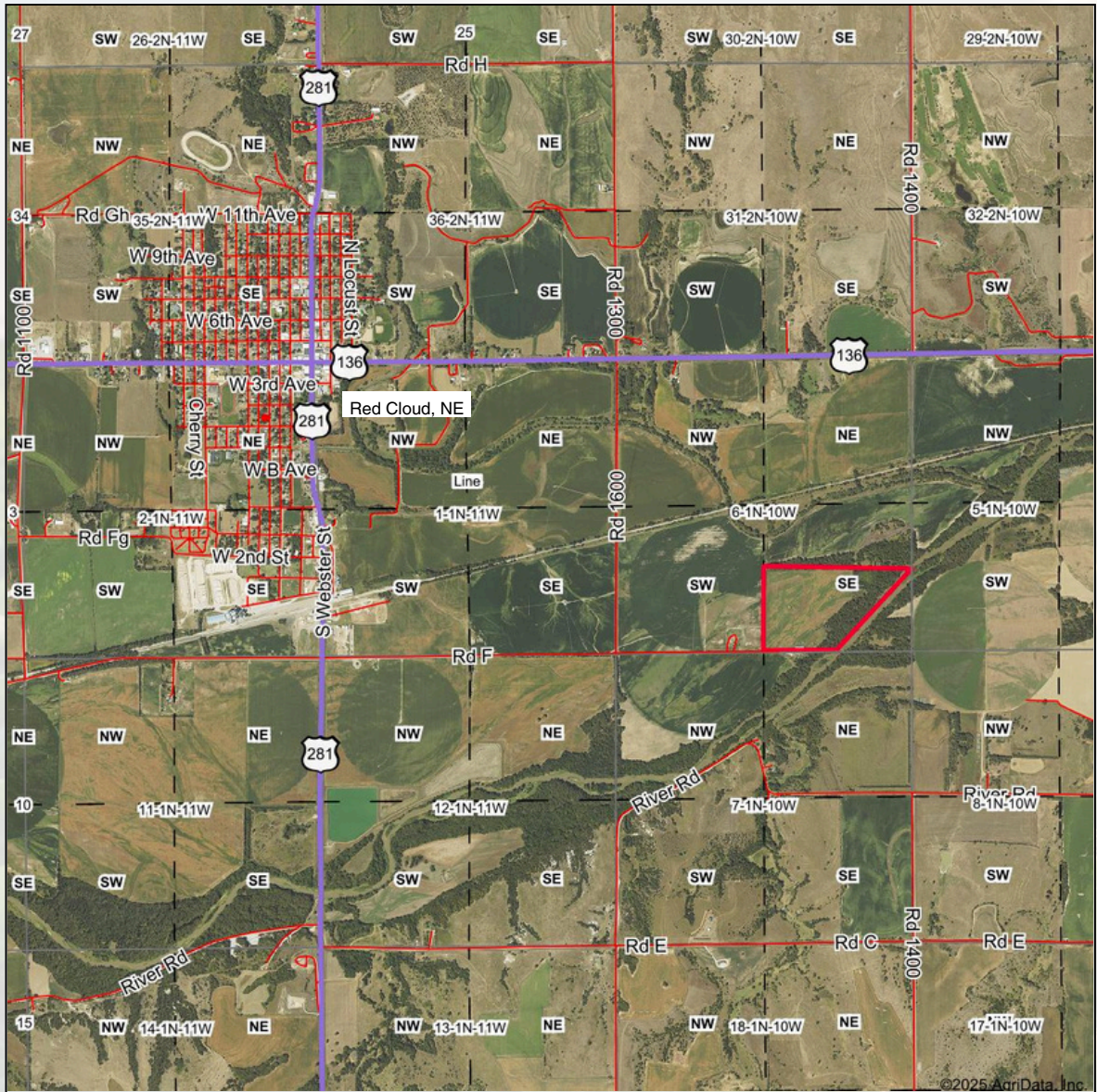


2/25/2025



HELPING YOU BUY
AND SELL LAND





Boundary Center: 40° 4' 35.87, -98° 29' 9.15

0ft 2772ft 5544ft



Maps Provided By:



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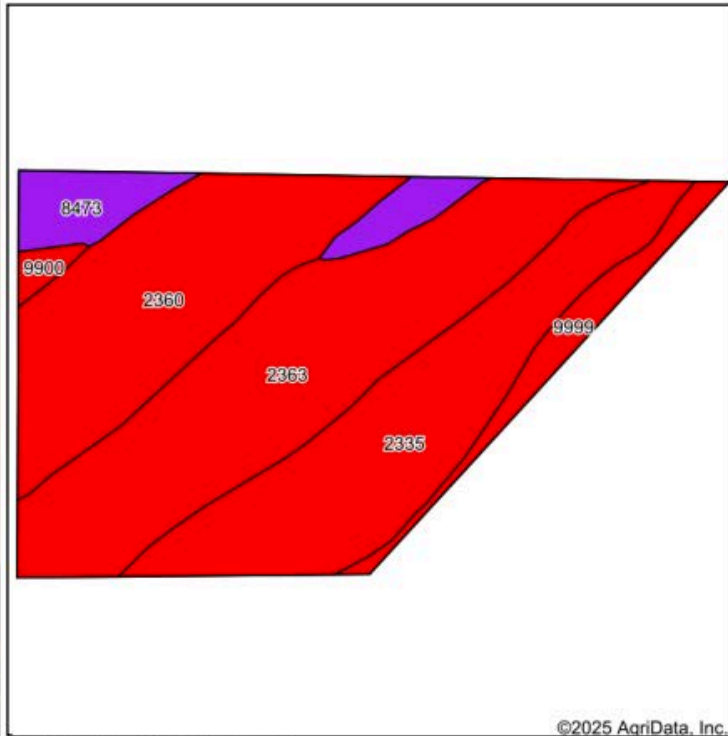
6-1N-10W
Webster County
Nebraska



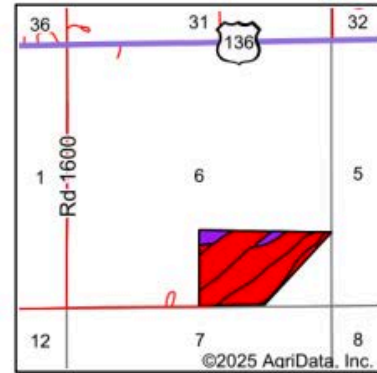
2/25/2025



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Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Webster**
Location: **6-1N-10W**
Township: **Garfield**
Acres: **67.15**
Date: **2/25/2025**

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Area Symbol: NE181, Soil Area Version: 24													
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	*n NCCPI Cotton
2363	Munjor fine sandy loam, slightly wet variant	23.64	35.3%		IIw	IIw	4751	44	43	37	41	42	
2335	Inavale loamy fine sand, 0 to 3 percent slopes	17.81	26.5%		IVe	IIle	3513	34	27	24	27	24	
2360	Munjor fine sandy loam, rarely flooded	17.00	25.3%		IIe	IIe	3600	48	36	30	35	35	9
8473	Gibbon silty clay loam, rarely flooded	4.68	7.0%		IIw	IIw	4690	54	69	38	55	69	
9999	Water	3.32	4.9%				0	0					
9900	Fluvaquents, frequently flooded	0.70	1.0%		VIIw		0	3	2	1	2	1	
Weighted Average					*-	*-	3842.6	40.5	*n 36.2	*n 29.6	*n 34.3	*n 34.8	*n 2.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

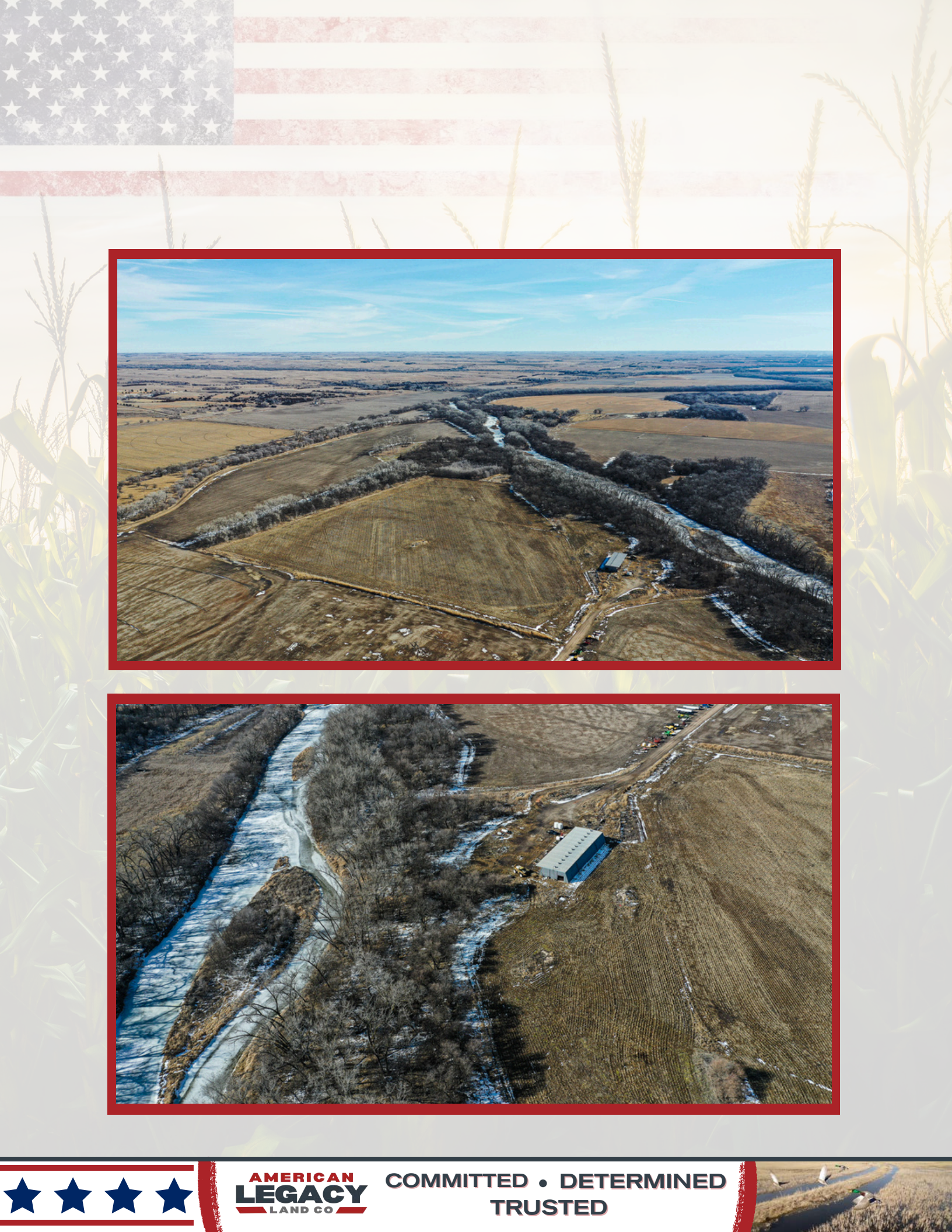
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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

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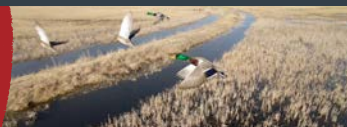
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT

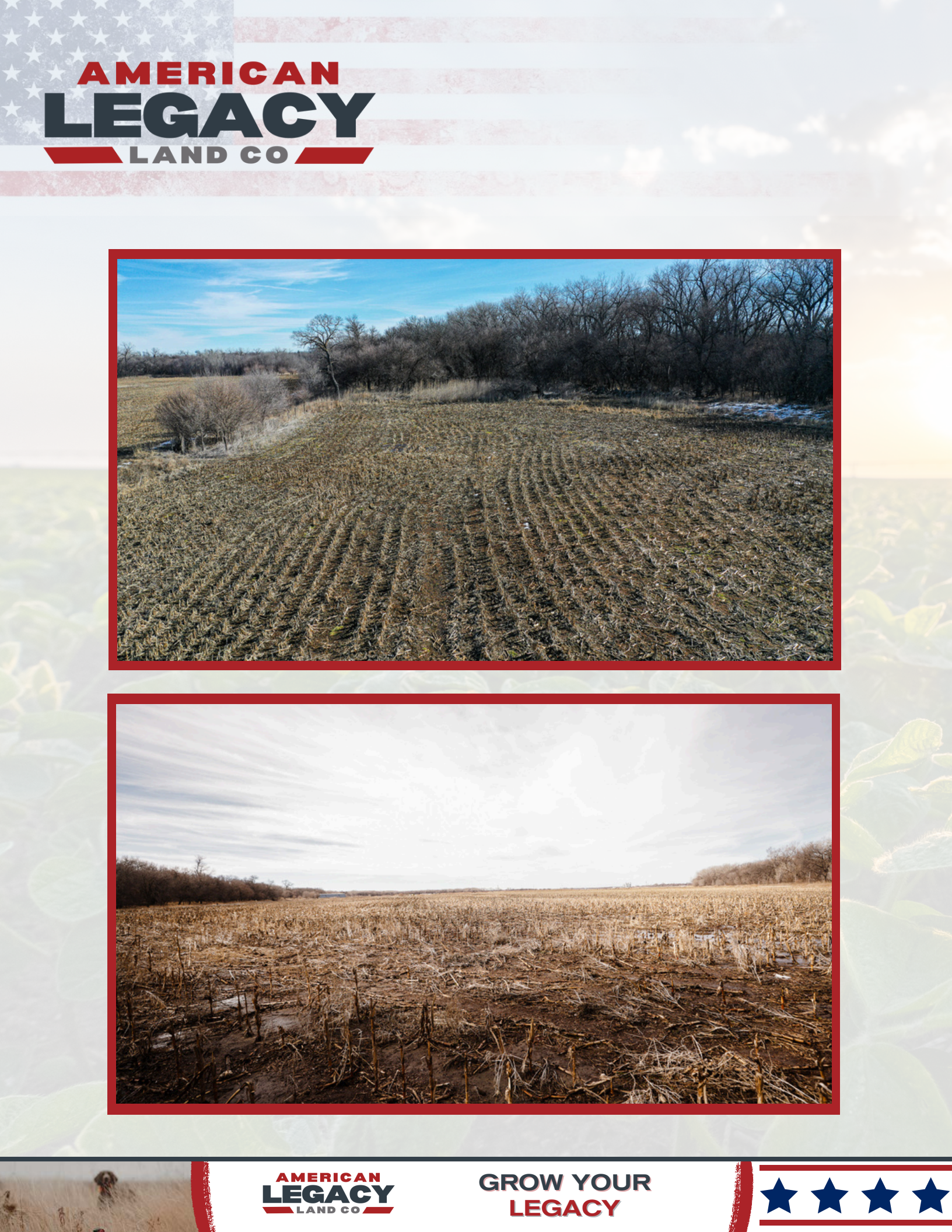




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COMMITTED • DETERMINED
TRUSTED





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HELPING **YOU** BUY
AND SELL LAND

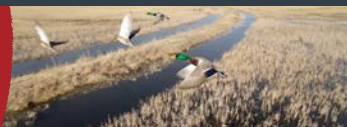






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LAND CO

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





About the Agent:

Nate Krick found his passion for the outdoors at a young age, as he spent every bit of “free time” he had outside learning to bow hunt, fish, and appreciate many aspects of nature from the men in his life. From hunting trips with his brothers, dad, and grandpa as a child to now successfully co-owning his outdoor media production company, Identical Draw, Nate has experienced the ins and outs of what farming, recreational, and agricultural land has to offer. Nate has developed skills to properly manage his family hunting land through timber stand improvement, prescribed fire, and regular maintenance to enhance the land for wildlife to thrive. Nate learns from and works with professional outdoorsmen, and creates lasting relationships based on honesty, integrity, and kindness. With this background, Nate has carried over his vast knowledge and experiences into caring for the people he serves as a licensed agent in Nebraska and Kansas through American Legacy Land Co. .



Nate currently lives in Lincoln, Nebraska with his wife, Makayla, and two young children, ReyAnna and Callahan. Spending time outdoors as a family has been a priority for Nate from the start, and they regularly make the trip to the family land in Kansas to get some fresh air. When at home, you'll find Nate searing a deer steak on the cast iron, picking a James Taylor song for his kids on the guitar, or going for a run around the neighborhood. At the end of the day, Nate entrusts the Lord with all the things he loves and he is grateful to meet and work with some incredible people through land real estate.

NATE KRICK, LAND AGENT



402-937-3763



NathanKrick@AmericanLegacyLandCo.com