



**78.98 ±ACRES
OTOE COUNTY, NE**

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Insurance + Real Estate

Derek Vrtiska

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201 Sun Valley Blvd, Suite 2
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**78.98± Acres
\$774,004.00**

PROPERTY OVERVIEW

ACRES:

TOTAL: 78.98± Acres PRICE : \$774,004.00

LEGAL DESCRIPTION:

The West Half of the Northwest Quarter of Section 2, Township 7 North, Range 13 East of the 6th P.M., Otoe County, Nebraska containing 78.98 ± acres.

2024 REAL ESTATE TAXES:

\$3,589.52

POSSESSION:

Immediate

SOILS:

Farm consists of Yutan silty clay loam soil with slopes ranging from 6-11%, Nodaway-Colo complex with slopes ranging from 0-1%, Aksarben and Wymore silty clay loams with slopes ranging from 2-6% and Pawnee clay loam soil with slopes ranging from 4-8%.

LOCATION:

Property is located 4.5 miles southwest of Nebraska City, NE. For directions to the property please contact (402)-852-6208.

DESCRIPTION:

Here is a quality dryland farm located in a productive area of eastern Nebraska, just south of Nebraska City. This farm is highly tillable with approximately 69 cropland acres. The farm has a gently rolling topography comprised of productive soils making it perfect for any row crop operation. There are several strong grain outlets nearby, adding increased profitability for this farm. You don't find land for sale in this area often so don't miss the opportunity to own this farm.

AERIAL MAP



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Boundary Center: 40° 38' 22.87, -95° 55' 55.05

0ft 503ft 100ft



Maps Provided By:



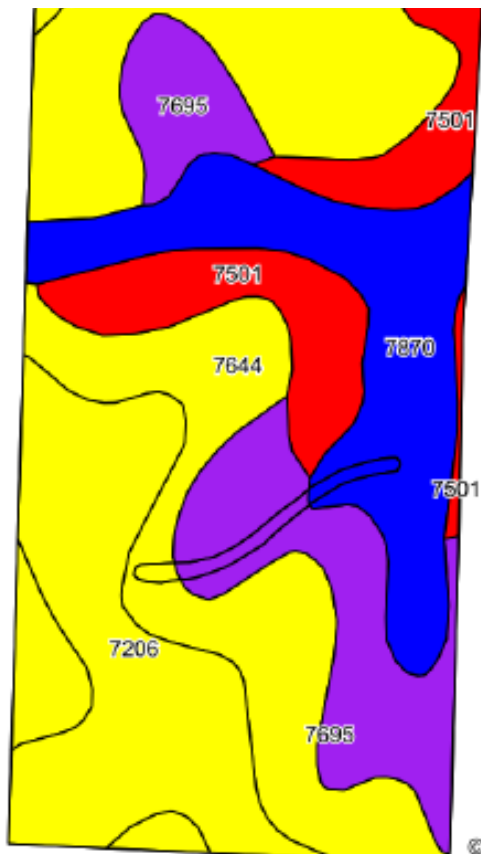
2-7N-13E
Otoe County
Nebraska

78.98 ± Acres Otoe County, NE

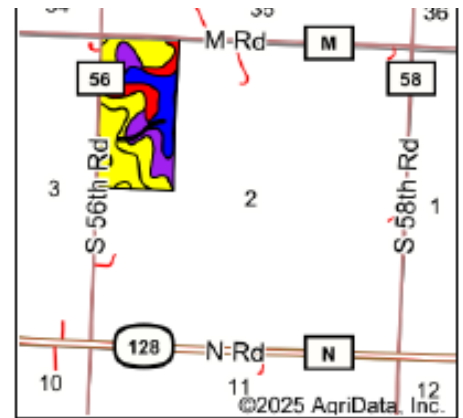
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SOIL MAP



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State: **Nebraska**
 County: **Otoe**
 Location: **2-7N-13E**
 Township: **Rock Creek**
 Acres: **77.71**
 Date: **8/2/2025**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE131, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Overall
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	27.78	35.7%		IIIe	IVe	66	61
7206	Aksarben silty clay loam, 2 to 6 percent slopes	14.87	19.1%		Ile	IIIe	69	66
7870	Nodaway-Colo complex, occasionally flooded	13.18	17.0%		IIw	IIw	70	69
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	12.49	16.1%		IIIe	IIIe	65	56
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	9.39	12.1%		IIIe			48
Weighted Average					2.64	*-	59.1	*n 64.3

*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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PROPERTY IMAGES



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