

# AMERICAN LEGACY LAND CO

## FOR SALE

### HUNTING PROPERTY

Pawnee County, NE

**400 +/- Acres**

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**OFFERED AT:  
\$1,600,000**

#### ***ABOUT THIS PROPERTY:***

Big timber and big deer! Here are 400 +/- acres in Pawnee County, Nebraska. This is an absolutely great property for any hunter, farmer, or recreational user. Less than a mile into Nebraska, this is a big buck property with great genetics. The property is diverse with lots of timber, grass, and water throughout.

## More About this Property:

This property is located about a half mile north of the Kansas and Nebraska state line. Wildcat Creek borders the property on the north, but there are also ponds and creeks throughout the whole property offering water options for cattle and wildlife. The ground is thick and full of cedar, hedge, walnuts, and massive oaks and cottonwoods along the creek bottom. Be assured there will be great bucks to chase all fall hunting season, not to mention turkeys that call the cottonwood trees home. The property has access from State Line Road to the south. There are ATV trails throughout the property to allow for access. This heavily timbered property is the perfect slate to develop it into your hunting dream farm.

### Legal Description:

32 1 10 S1/2 NE1/4 & N1/2 SE1/4 160 AC

33 1 10 S1/2 NE1/4 & N1/2 SE1/4 & S1/2 NW1/4 240 AC

Legal Description Pending Survey

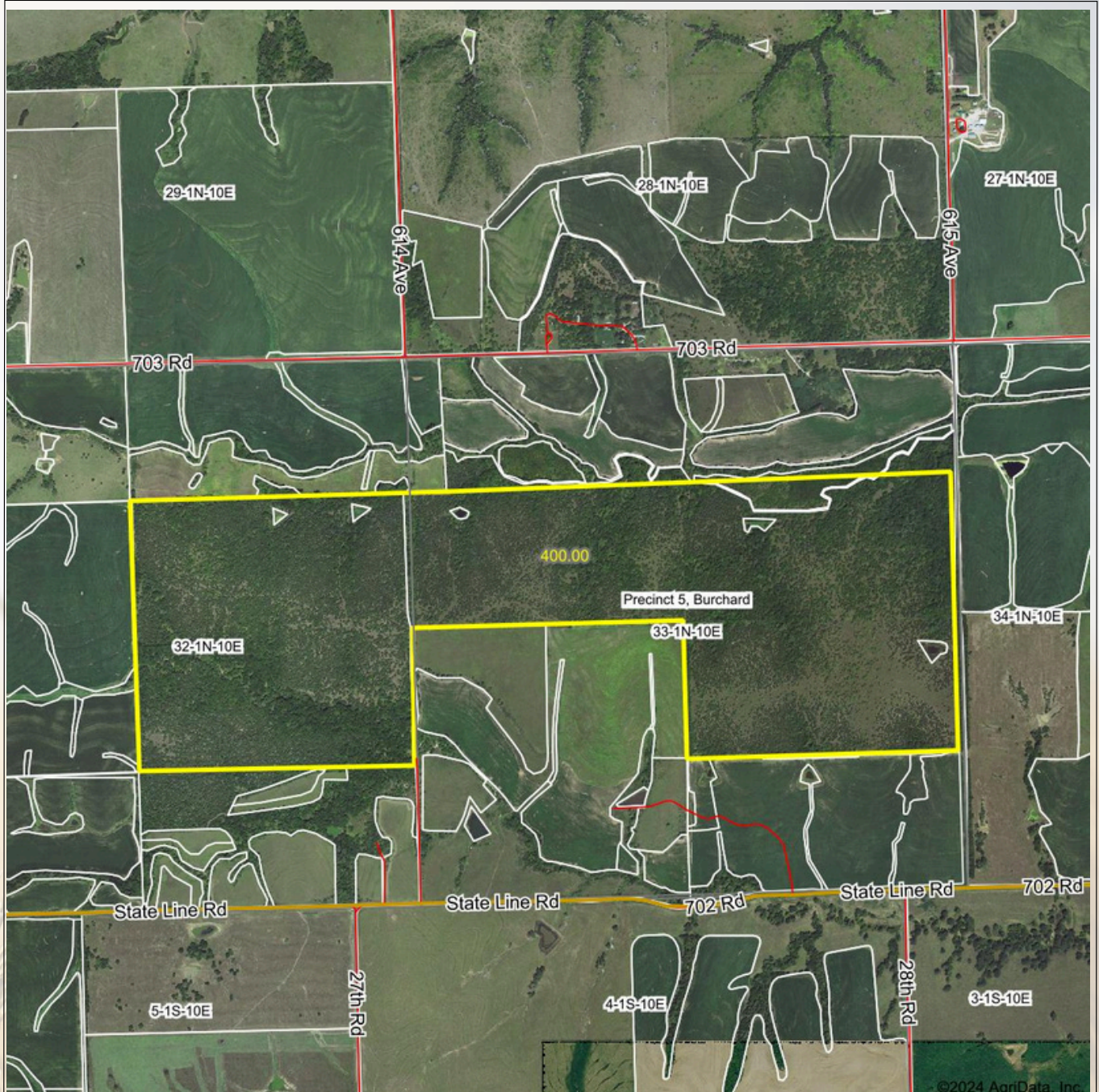
Income Potential: Hunting lease, cattle lease

Available for 2024

## FEATURES:

- Great timber and grass cover
- Excellent hunting opportunities
- Big Bucks and high deer density
- ATV trails
- Wildcat creek on the North side
- Ponds and creeks throughout
- Diverse topography
- 1.5 hours to Lincoln, NE
- 20 minutes to Pawnee City, NE

# PAWNEE COUNTY, NEBRASKA



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Boundary Center: 40° 0' 29.52, -96° 18' 28.89

0ft 1495ft 2991ft

**33-1N-10E**  
**Pawnee County**  
**Nebraska**



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

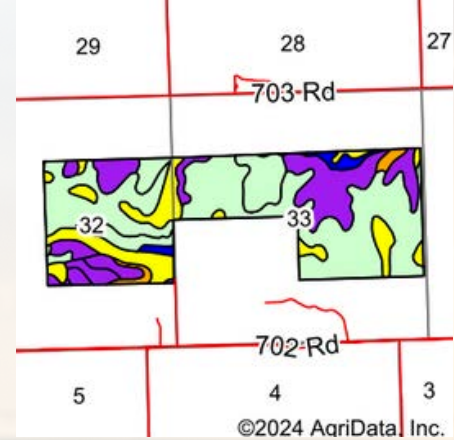
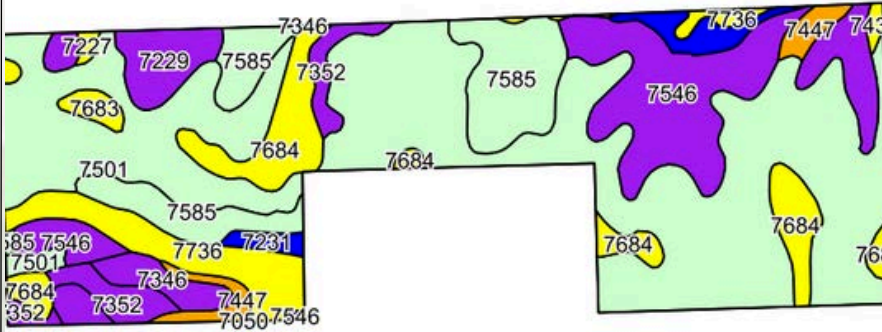
6/18/2024



**HELPING YOU BUY  
AND SELL LAND**



## Soils Map



State: **Nebraska**  
 County: **Pawnee**  
 Location: **33-1N-10E**  
 Township: **Precinct 5, Burchard**  
 Acres: **400**  
 Date: **6/18/2024**

Soils data provided by USDA and NRCS.

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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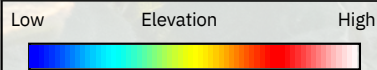
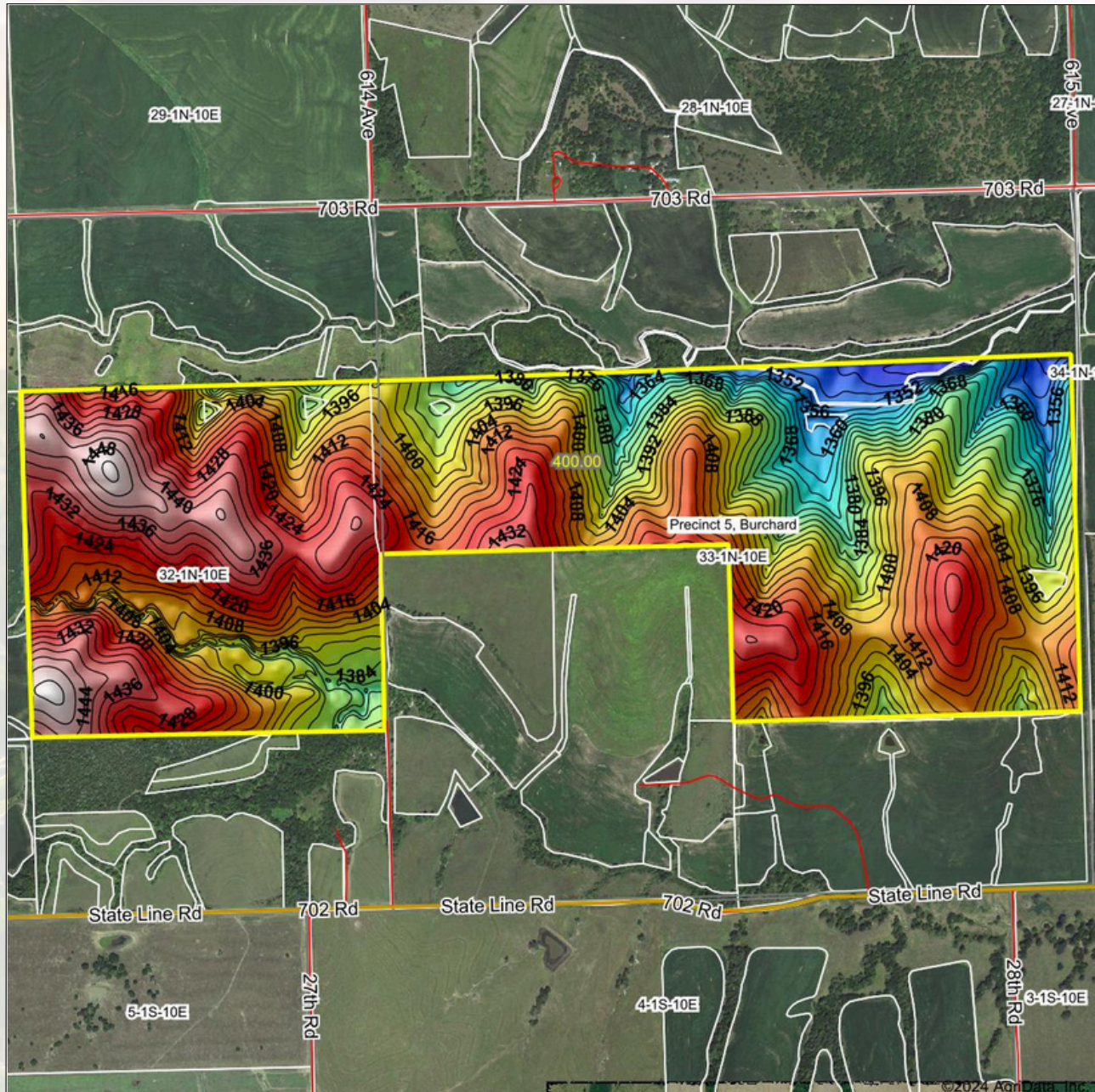


Area Symbol: NE133, Soil Area Version: 22

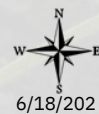
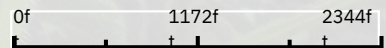
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa Irrigated AUM	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	193.40	48.2%		IIIe		3883								
7546	Shelby and Burchard clay loams, 11 to 17 percent slopes	54.50	13.6%		IVe		3400	59							
7585	Shelby clay loam, 7 to 12 percent slopes	40.25	10.1%		IVe		4260								
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	32.36	8.1%		IIIe	IVe	3832	61							
7736	Colo and Kennebec soils, occasionally flooded	22.76	5.7%		IIIw	IIIw	2401	67	5	4	3	7	118	69	104

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °c	Irr Class °c	Range Production (lb/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa Irrigated AUM	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu				
7229	Burchard clay loam, 11 to 17 percent slopes	12.82	3.2%		IVe		3400	58											
7352	Malmo clay loam, 3 to 11 percent slopes, eroded	12.69	3.2%		IIIe	IVe	3750	58	3	6			72	127	74				
7346	Malmo soils, 3 to 11 percent slopes, eroded	9.96	2.5%		IVe		3750	55	3	6			72	127	74				
7231	Judson silt loam, 3 to 6 percent slopes	6.79	2.2%		IIIe		4224	81											
7447	Marion loam, 6 to 11 percent slopes	7.35	1.8%		IIIe	IVe	3400	71											
7663	Wymore silty clay loam, 3 to 6 percent slopes	3.05	0.8%		IIIe	IIIe	3800	69											
7432	Marion soils, 6 to 11 percent slopes, severely eroded	1.12	0.3%		IVe	IVe	3400	68											
7227	Burchard clay loam, 6 to 11 percent slopes	0.95	0.2%		IIIe	IVe	3400	69											
<b>Weighted Average</b>									<b>3.22</b>	<b>-</b>	<b>3739.1</b>	<b>25.8</b>	<b>0.5</b>	<b>0.6</b>	<b>0.2</b>	<b>0.4</b>	<b>10.8</b>	<b>11.1</b>	<b>10.1</b>





Source: USGS 10 meter dem  
 Interval(ft): 4  
 Min: 1,337.0  
 Max: 1,453.9  
 Range: 116.9  
 Average: 1,405.9  
 Standard Deviation: 23.59 ft



**33-1N-10E**  
**Pawnee County**  
**Nebraska**

Boundary Center: 40° 0' 29.52, -96° 18' 28.89



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 Field borders provided by Farm Service Agency as of 5/21/2008.



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**HUNTING • DEVELOPMENT**



# AMERICAN LEGACY

LAND CO



**AMERICAN  
LEGACY**  
LAND CO

- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





**AMERICAN**  
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**COMMITTED • DETERMINED**  
**TRUSTED**





# AMERICAN LEGACY

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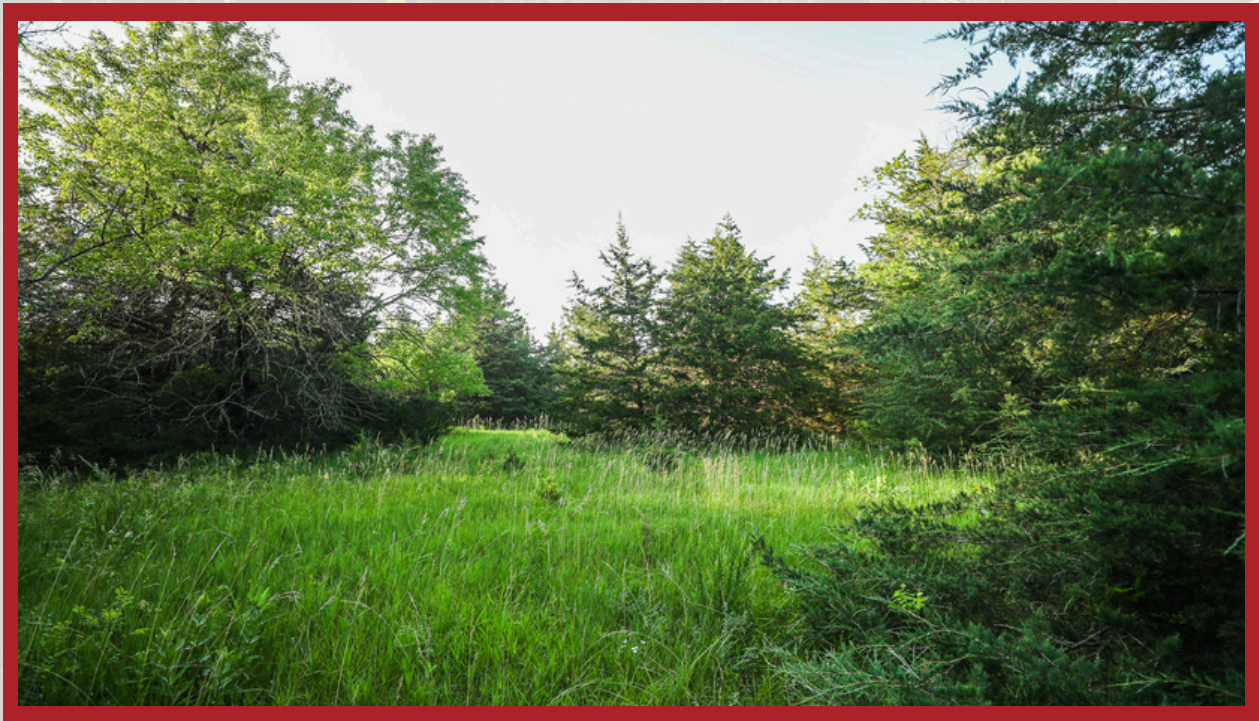




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HUNTING • DEVELOPMENT



## 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



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