



**AMERICAN
LEGACY**
LAND CO

FOR SALE

DRYLAND FARM

Cass County, NE

73 +/- Acres

OFFERED AT:

\$912,500

ABOUT THIS PROPERTY:

Located on the east side of Cass County near Nehawka, NE lays a highly productive dryland parcel. The property is located 5.4 miles west of Union, NE on highway 34. This parcel consists of 73 +/- total acres and with most of the trees being cleared on this parcel, this property is well suited for an operator to increase their total production. The predominant soil type is Yutan silty clay loam with 6 to 11% slopes and a NCCPI of 58.9. This parcel has been in a corn and soybean rotation and is open for the 2025 growing season but the seller would prefer to lease back the farm offering the next owner a fantastic ROI.



More About this Property:

Whether you are looking to add to your existing operation or investment portfolio, this parcel has a lot to offer. The property is available for show by appointment, so contact Tyler Johnson at 402-616-5801 to schedule today.

Directions:

South Parcel - From Union, head west on Highway 34. Property is on the south side of the highway between 60th street and 84th street.

Legal Description:

South Parcel - 25-10-12 W1/2 NW1/4 EXC TL4 & HWY (73) 130133418

Taxes:

South Parcel - \$4,753

FEATURES:

- Highly productive farm
- Great road access
- Highway frontage
- Yutan silty clay loam soil
- Seller willing to lease back the farm
- Open for the 2025 growing season

CASS COUNTY, NEBRASKA



Cass, NE • Township: Avoca • Location: 25-10N-12E

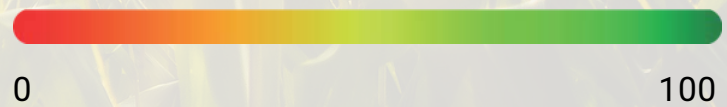
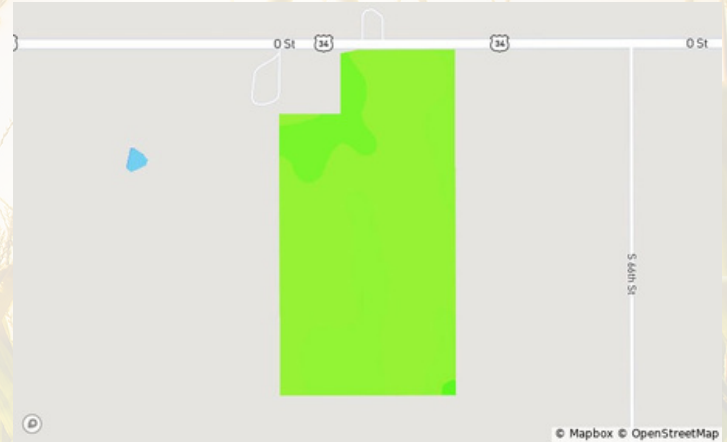
73.00 acres, 1 selection





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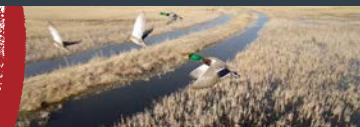
73.00 acres, 1 selection



Code	Soil Description	Acres	% of Non-IRR Field Class	IRR Class	NCCPI
● 7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	49.0	66.7% 3e	4e	58.3
● 7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	17.5	23.8% 2e	3e	59.1
● 7773	Colo-Nodaway complex, frequently flooded	6.8	9.2% 3w	—	62.8
● 7206	Aksarben silty clay loam, 2 to 6 percent slopes	0.2	0.3% 2e	3e	66.4



COMMITTED • DETERMINED TRUSTED







**AMERICAN
LEGACY**
LAND CO.

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



About the Agent:

Tyler grew up in Louisville and Murdock, 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 REALTOR 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 has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.

In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 5-year-old son, 1-year-old 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