



# FOR SALE

## LOCO FARMS LLC.

Perkins County and  
Chase County, Nebraska

**OFFERED AT: \$35.5M**

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

At over 11,000 total acres, one could say LOCO Farms LLC. has built a legacy. They have spent a lifetime putting together one of the best sole-owned and operated farms in the U.S. It is now being offered to the next generation for ownership and operation. Located South of Ogallala, Nebraska near the town of Grant, this operation truly is incredible and a one-of-a-kind Nebraska farm!



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# AMERICAN LEGACY LAND CO

This spectacular farm is spread out across two counties, Perkins and Chase, in Southwestern Nebraska where “Corn is King.” It has been meticulously put together and developed to maximize efficiency and profitability in the Ag industry. The diverse operation includes a full irrigated high quality alfalfa operation, an irrigated corn and soybean operation and also a dryland corn, wheat and millet program.

If you have been involved in agriculture, you understand the truly incredible opportunity that comes with this farm. Putting an operation of this size and caliber together is difficult to do. LOCO Farms LLC. boasts a well-established operational farm with a great balance of irrigated and dryland acres, fertile soils, level land and a very good water supply, since it is located on the Ogallala aquifer. With this combination, they are always capable of producing a high-quality crop.

The area is very well-known for having great end-users for farm commodities with large cattle feeding operations, local grain handling facilities, and railway access all close by. For the producer or investor, this legacy farm has it all.

This diverse operation has two headquarters. The main one is located in Perkins County and houses the main farm shop, new scale, grain and equipment storage. The second is strategically located in Chase County with an additional farm shop, and grain and equipment storage. This combination allows more efficient use of time and assets.



## Chase County Acres and Assets

The portion of LOCO Farms located in Chase County is directly South of the main operation in Perkins County. Having this diversification allows the operator to spread out his risk and also capitalize on the potential of varying markets and profitability. This portion also consists of a combination of irrigated and drylands acres centered around the hub of grain storage and shop headquarters. The Chase County operation includes 1402+/- deeded acres and 1280 acres of State School land leases. There are 1351.6 certified irrigated acres that are irrigated with 11 different pivots. In Chase County they are currently growing corn, soybeans, and wheat.

The Chase County headquarters are located on the North side of road 742. The 6.25 acre building site includes a 100'x60' machine shed with concrete floors, and a large quonset building, which is 117'x70' with concrete floors throughout. There are also 14 grain bins, ten 9,000-bushel bins, one 8,000-bushel bin, one 6,000-bushel bin, one 17,000-bushel bin, and one 35,000-bushel bin. All bins have good fans/dryers allowing you to store up to 156,000 bushels of grain.

## FEATURES:

**Total Chase County Deeded Irrigated Acres: 570+/-**

**Total Chase County Deeded Dryland Acres: 832+/-**

**Total School Land Leased Acres: 781+/- Irrigated, 500+/- Drylands**

**Total Chase County Pivots Included: 11**

**Total Owned Equipment on Leased Acres: 6 Pivots and 6 Electric Irrigation Well Motors**

**Total Chase County Taxes: \$33,062.00**

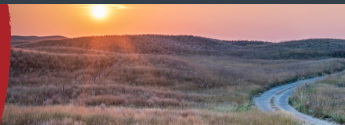


**LOCO Farms**  
**Chase County**



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## Local Area End Users and Commodity Marketability

The sellers have great relationships established for the next buyer to assume options to continue working with the following opportunities:

- New Incoming Large North Platte Packing Plant
- Oshkosh, NE Heifer Development
- Dairy Opportunities
- Feedlot Producer End Use Options
- Railway Access on Deeded Property
- Large local Area Grain Handling Facilities
- Local Fertilizer and Inputs Locations Close Proximity
- Organic Farm Opportunities
- Hay Broker and Full Commodity End Use Contact List

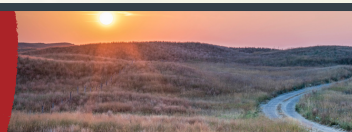
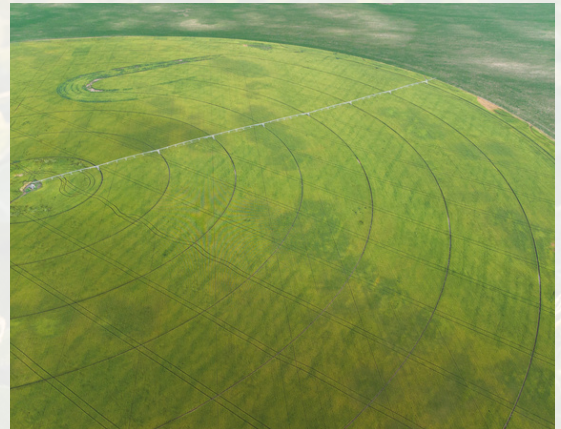






## PROPERTY FEATURES SUMMARY

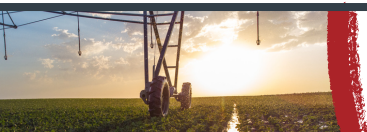
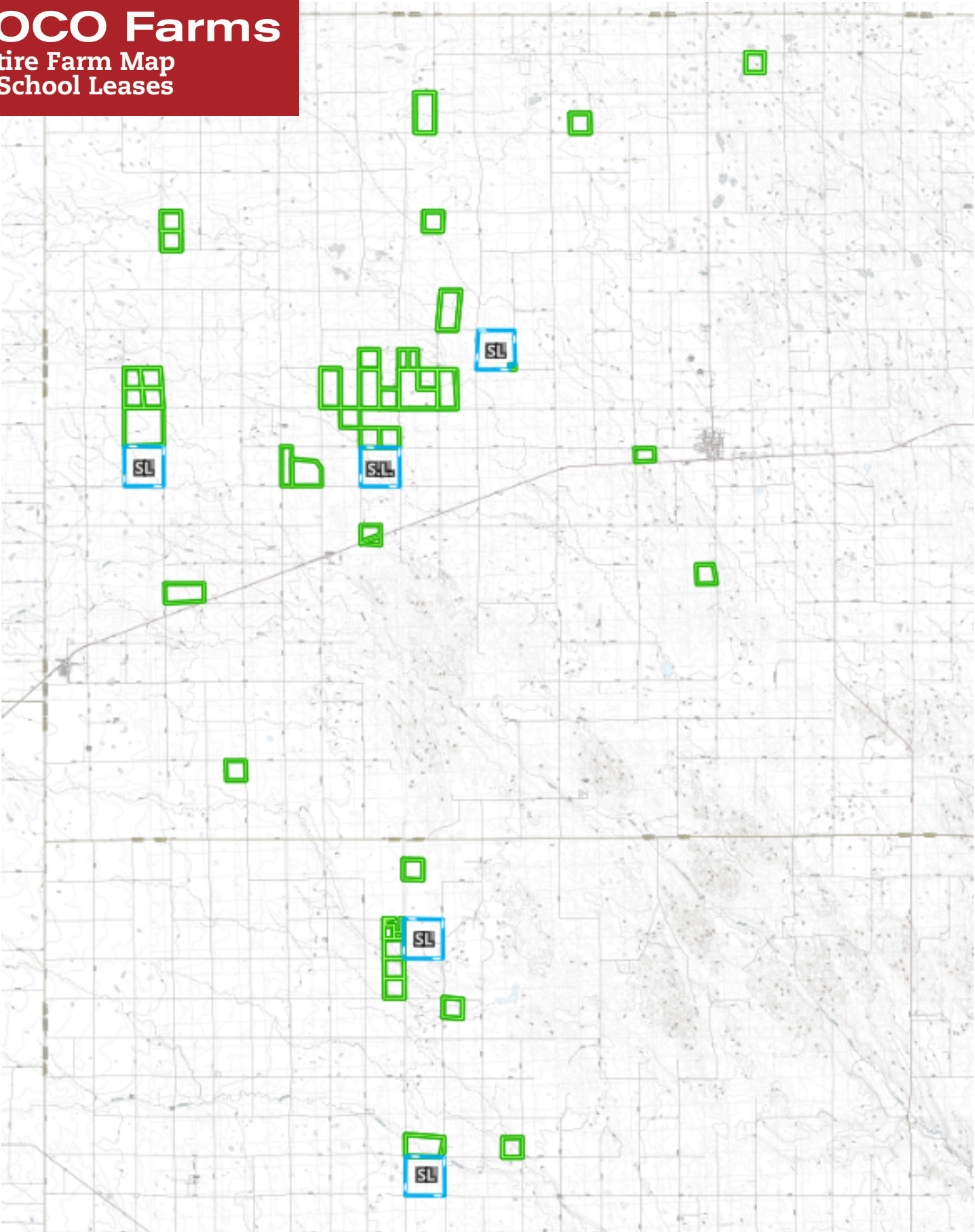
- **Total Deeded Irrigated Acres:** 1895+/-
- **Total Deeded Dryland Acres:** 6112+/-
- **Total School Land Leased Acres:** 3181+/-
- **Total Owned Equipment on Leased Acres:** 6 Pivots and 6 Electric Irrigation Well Motors
- **Total Pivots Included:** 20
- **Homes on property:** 3
  - Owner's residence: 2891 sq. ft. (on 105 acres)
  - Employee housing #1: 1342 sq. ft.
  - Employee housing #2: 1360 sq. ft.
- **Farm shops:** 2
- **New grain scale**
- **Crops currently farmed:** corn, soybeans, wheat, alfalfa, millet
- **Two building sites on 12 total acres**
- **Total grain bins:** 21
  - 36,000-bushel w/dryer: 3
  - 35,000-bushel: 1
  - 30,000-bushel w/dryer: 1
  - 17,000-bushel: 1
  - 9,000-bushel cone bottom: 2
  - 9,000-bushel non cone bottom: 1
  - 9,000-bushel: 10
  - 8,000-bushel: 1
  - 6,000-bushel: 1
- **Quonset:** 1 - 117'x70', concrete floor
- **Shops / Machine Sheds:** 4
  - 65'x40' shop - concrete floor and insulation
  - 230'x120' shop - concrete floor, insulation and heat in the east 70 feet
  - 200'x80' machine shed
  - 100'x60' machine shed - concrete floor





# LOCO Farms

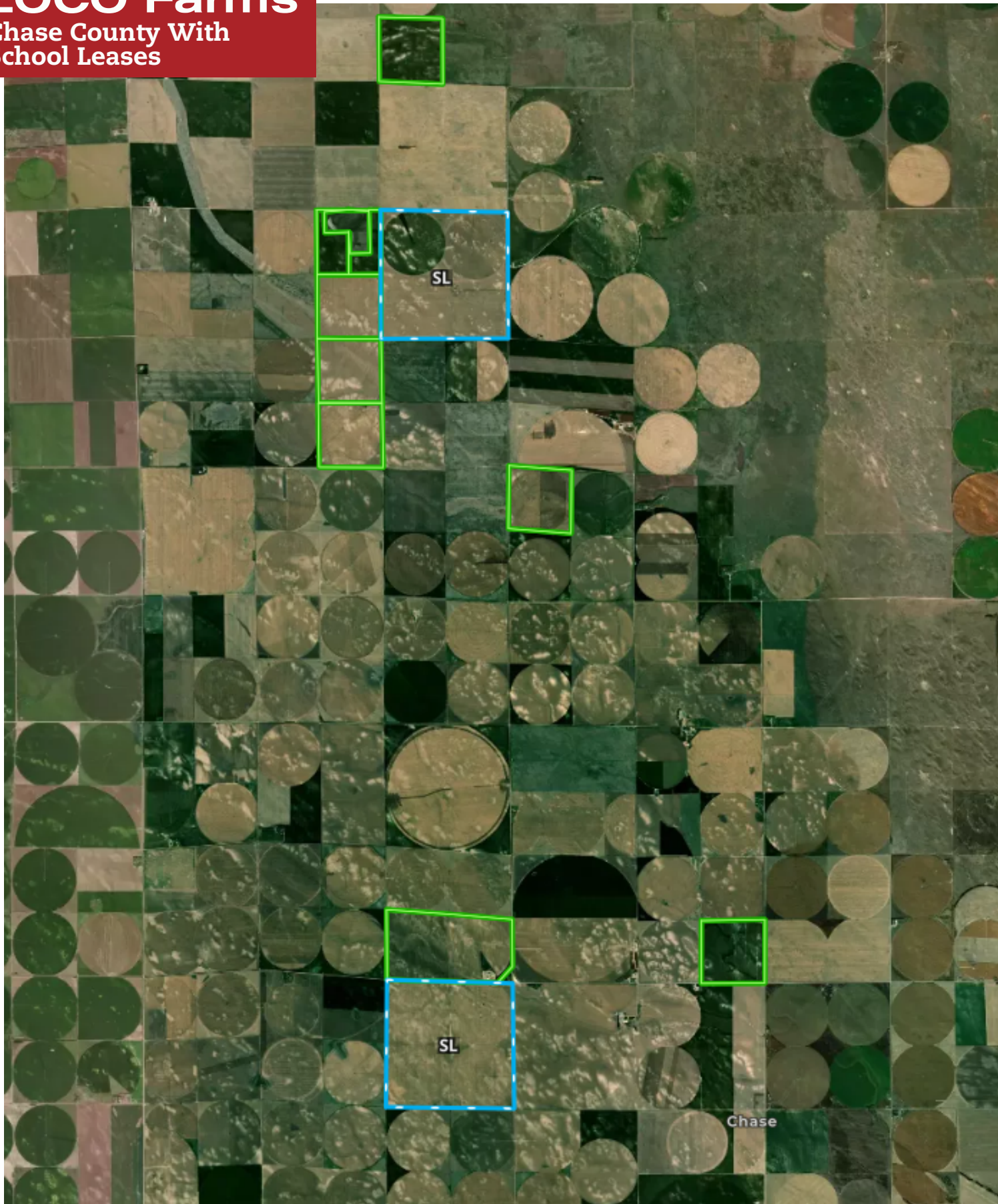
Entire Farm Map  
w/School Leases





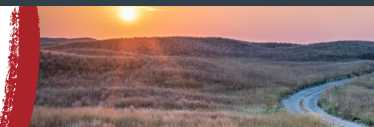
# LOCO Farms

Chase County With  
School Leases



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## Comments from the brokerage:

I'm a born and raised Rural Nebraskan and come from a Rural Nebraska farm. I have also spent my entire life and career in the agricultural and farming industry. I truly believe that the quality, sheer size and the diversity of this Western Nebraska Farm, tied in with local end use market demand, gives a rare opportunity to a new buyer. This kind of farm doesn't come along often!! We feel Truly Honored to represent it! Thank You, Jessens!!



**Bryan North**

PRESIDENT  
AMERICAN LEGACY LAND CO.  
308-325-2858  
[Bryan@AmericanLegacyLandCo.com](mailto:Bryan@AmericanLegacyLandCo.com)

Diversification. That is the one thing that comes to mind when thinking about LOCO Farms, LLC. Living in central Nebraska all my life and being personally involved with agriculture, I rarely find an operation that is as diversified to the scale LOCO Farms is. The amount of acres devoted to various crops, whether it be corn, soybeans, wheat, alfalfa, millet, or any number of the other commercial crops, allow for a stability in the operation unheard of in today's economic climate. The owners have put some serious heart into developing the land holdings and I am honored to be trusted to find the next operators and stewards of the land. Thank you for the opportunity, Loren and Collette!!



**Nick Wells**

VICE PRESIDENT  
AMERICAN LEGACY LAND CO.  
308-991-9544  
[Nick@AmericanLegacyLandCo.com](mailto:Nick@AmericanLegacyLandCo.com)