



**AMERICAN
LEGACY
LAND CO**

FOR SALE

**SHERIDAN COUNTY IRRIGATED
DRYLAND AND PASTURE**

Gordon, NE

1,595.21 +/- Acres

OFFERED AT:

\$3M

ABOUT THIS PROPERTY:

This is a great opportunity to purchase a diverse farm with irrigated, dryland and pasture ground. If you are looking to add to your Ag portfolio with farmland tillable acres or looking to expand the cattle operation and are needing pasture, this is your opportunity for both. The property is listed in its entirety, but will have possible options to sub parcel. This farm has been in the same family since the 1960's and has been primarily used as a year-round cow-calf operation with the crop yields being utilized for a winter feed source.





More About this Property:

Parcel A is 1266.59+/- contiguous acres located south and west of Gordon. From Clinton NE, take 270th Lane 4 miles south to the intersection of 590th Road and 270th Lane. The property starts on the SE corner of the intersection. There are 235 total certified irrigated acres on this farm. 130 acres are under a 7-tower electric valley pivot. The pivot is a 2012 model in good working condition. There is an additional 105 certified irrigated acres located along the west side of the property with an older 3-phase electric well that has not been utilized for some time, but has great potential to be reconditioned and an ideal location for another pivot. There is another additional 361.69+/- acres of dry land crop ground and 644.77 +/- acres of nice laying pastureland with submersible windmills and an older farm yard with outbuildings included.

Parcel B is 328.62+/- acres located east of Rushville, NE along Highway 20, just south of the Rushville airport. This parcel consists of two different parcels with county road 320 Lane running through the middle of each side. There are 260.4+/- acres of dryland crop ground and 59.53 +/- acres of pastureland.

There is also an additional 640 acres of school land leased acres currently leased by the sellers, which is located on the east boundary of Parcel A. The sellers own the well head and electric valley center pivot purchased in 2014. The school land lease is up for renewal this year end. School Land Lease Payment approximately \$30,000.00 per year

The sellers have consistently run 200-225 calf-cow pairs year-round with the school land acres included. The entire property is open for farming and grazing for 2024 and beyond.

2022 Taxes: \$14,300.74

INCOME POTENTIAL:

- 235 Irrigated Acres @ \$200/A = \$47,000
- 622.09 Dry Land Acres @ \$85/A = \$52,877
- 117 Pair @ \$350/Pair = \$40,950
- Approximate Total Income Potential = \$140,827



HELPING YOU BUY
AND SELL LAND













Listing Agents:

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

PRESIDENT
AMERICAN LEGACY LAND CO.
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Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

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