

# AMERICAN LEGACY LAND CO

## FOR SALE

### IRRIGATED FARM

Kearney County, NE

**150+/- Acres**

**OFFERED AT:**

**\$1,575,000**

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

Located in Kearney County, Nebraska 1 mile west of Norman on K Road; this highly productive irrigated farm is being offered for sale. Located within close proximity of many grain markets and within a mile of great blacktop roads to the north and east, access is uninhibited making delivering the grain to the elevator or ethanol plant simple and easy. This gently rolling 150 +/- acres is irrigated by 7 tower center pivots and powered by a Chevy big block 454 running off natural gas. With 136.85 irrigated acres, 9.99 acres of dry land, and 3.22 acres of roads; farms like this do not last long. The well is a 9" casing drilled in 1996, pumping 800 gpm at a depth of 85 feet. The total well depth is 230 feet and static water is found at 58 feet. With a well like this and no irrigation restrictions, you can raise premium yields on the driest of years. Give us a call today to schedule your private showing of this highly productive farm.

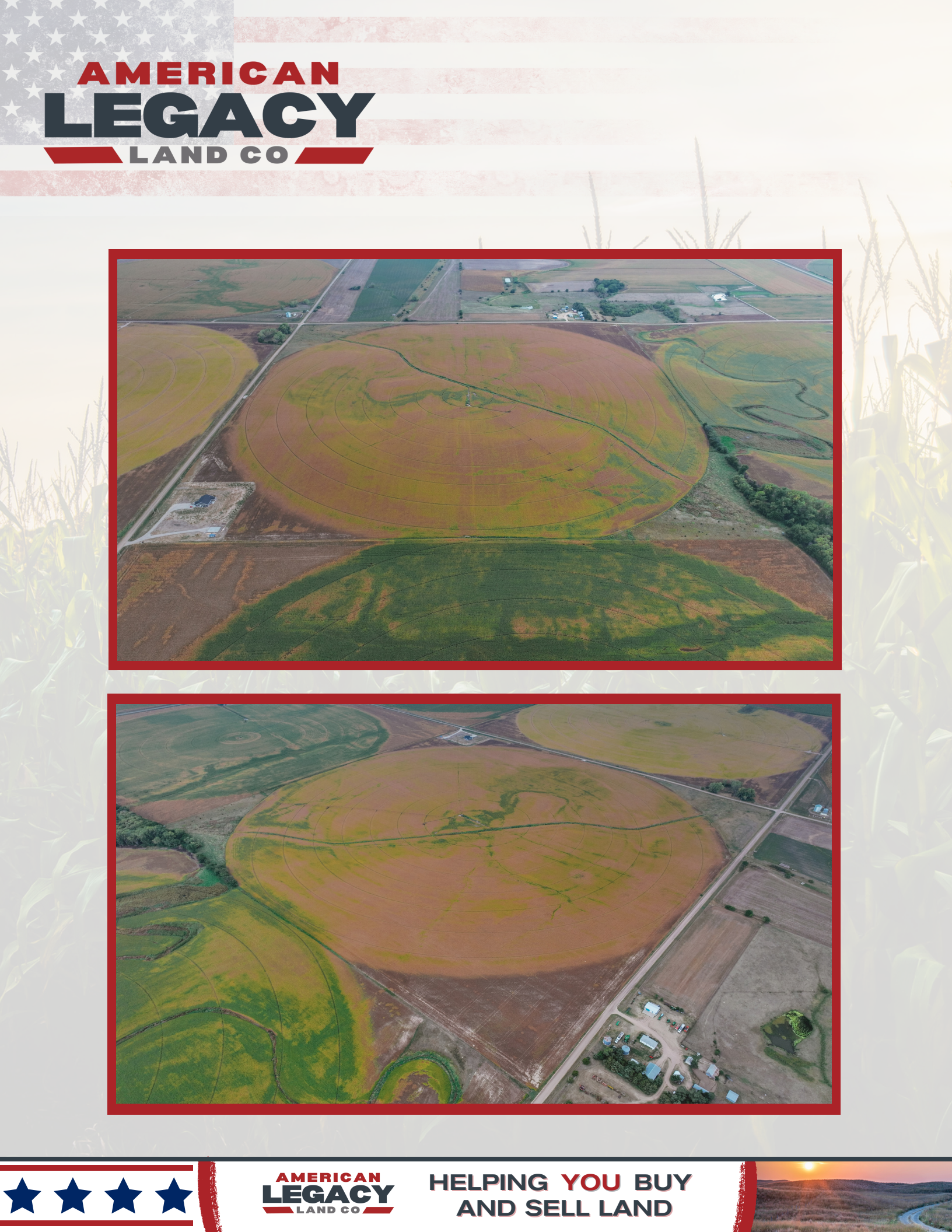




# Kearney County, NEBRASKA





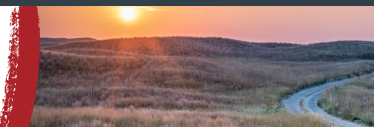


**AMERICAN**  
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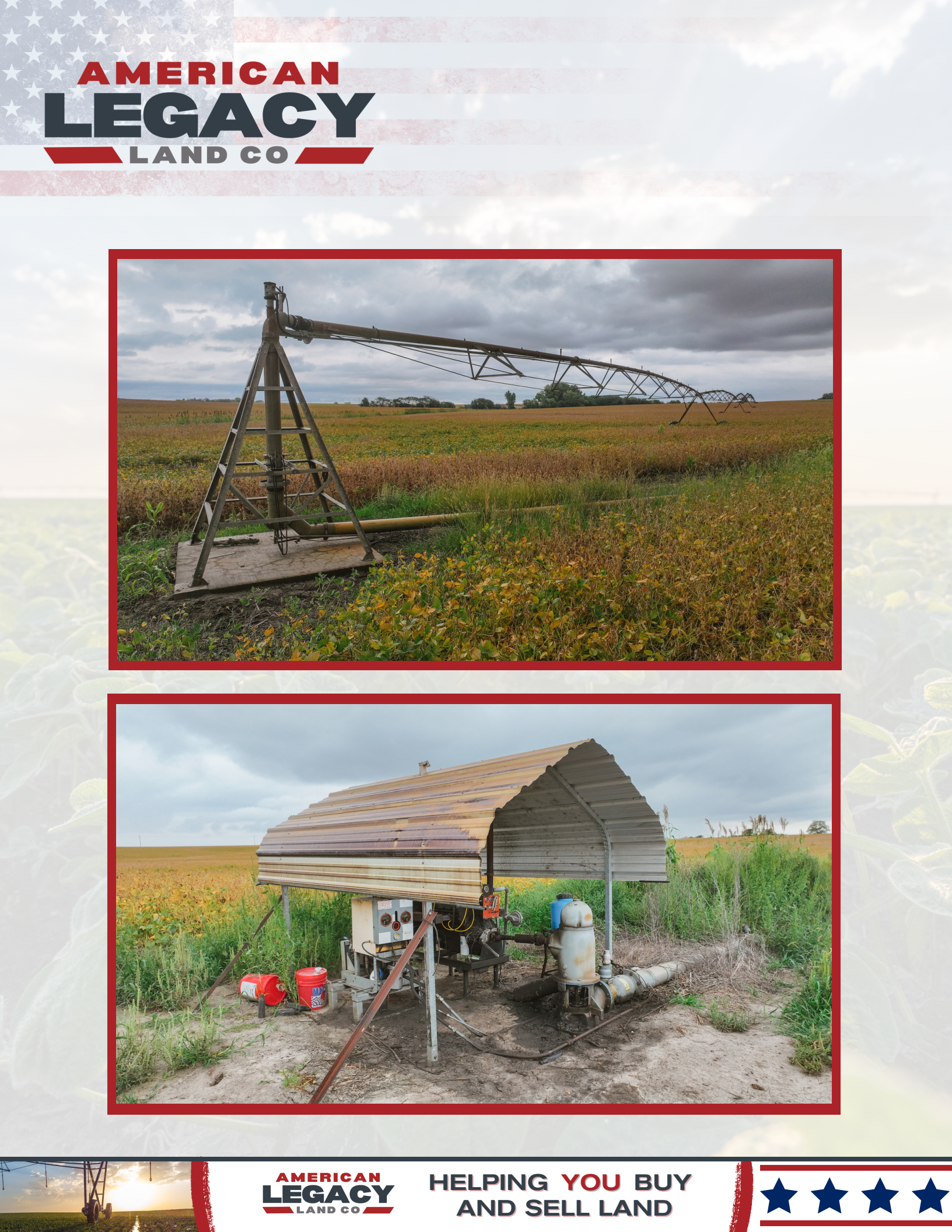


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**HELPING YOU BUY**  
**AND SELL LAND**







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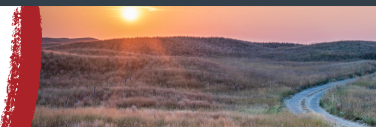
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## Listing Agents:

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.  
308-325-2858  
Bryan@AmericanLegacyLandCo.com

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

VICE PRESIDENT  
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