



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**KEARNEY COUNTY
TILLABLE FARM**

Minden, NE

81+/- Acres

OFFERED AT:

\$600,000

ABOUT THIS PROPERTY:

This productive combination farm lies 6 miles south of Minden, NE on E Rd. The farm consists of 61 irrigated acres, and 20 dry-land acres. The soils consist of mostly Hersh fine sandy loam, Butler silt loam, and Holdrege silt loam, with the majority being 0-3 percent slopes. The farm lies within the Tri-Basin NRD. This farm has good, county road access, and is in close relation to grain markets. There is no irrigation well associated with the property, and the pivot currently irrigated the property will not be included in the sale.



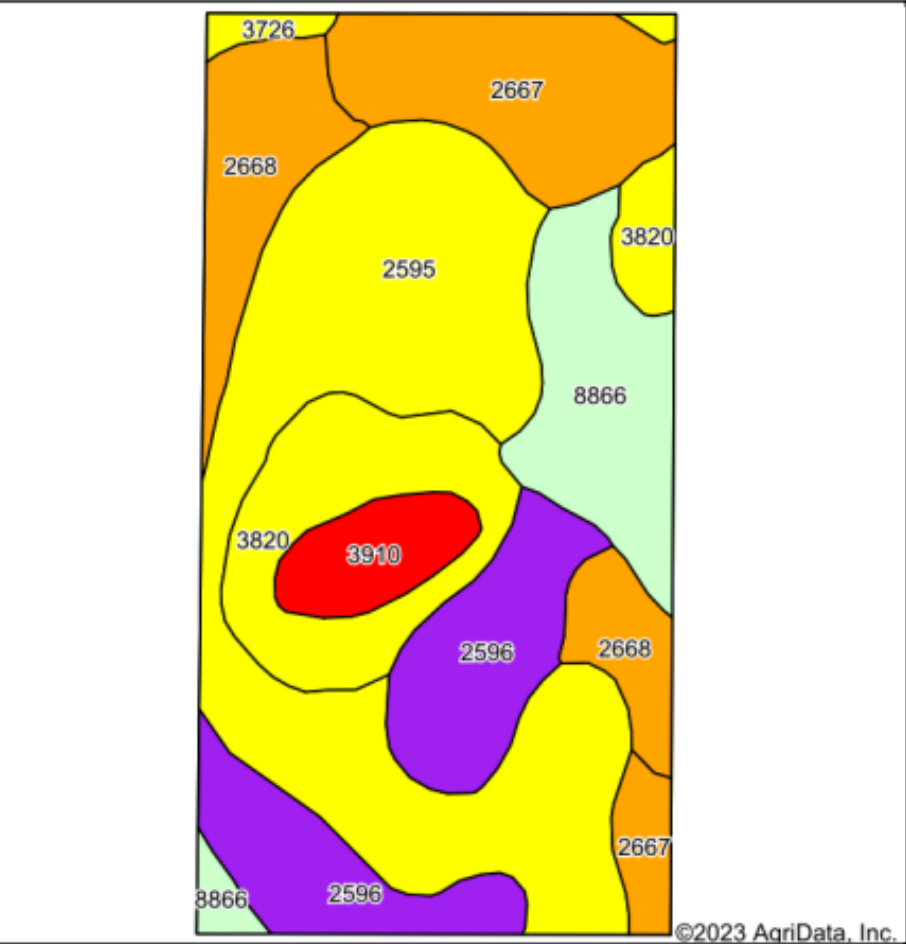


FEATURES:

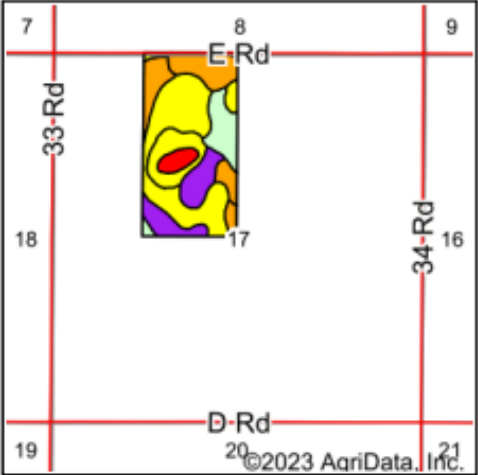
- 81 +/- acres
- 61 irrigated acres
- 20 dry-land acres
- County road access
- 6 miles south of Minden
- Legal: 15-5-14 E 1/2 NW 1/4 Kearney County, NE
- Taxes \$4,443.00
- Current income from tillable acres is a crop share agreement



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Kearney**
Location: **17-5N-14W**
Township: **Cosmo**
Acres: **81.48**
Date: **10/4/2023**



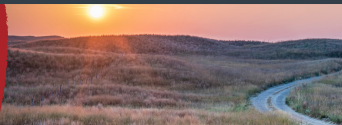
Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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AND SELL LAND





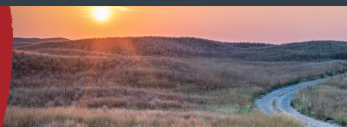
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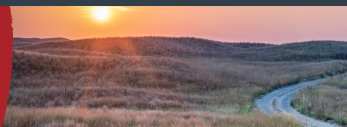
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About the Agent:

Brady Rasmussen grew up near Litchfield, Nebraska where he helped with farm and ranch work on the family farm. He grew a large passion for hunting, and agricultural activities from a young age. Brady spent several years in the outfitting industry guiding clients and making relationships with landowners. This also allowed him to analyze many properties all over the Midwest for recreational potential.

He graduated from Loup City Public High School, and then attended Kansas State University where he studied wildlife biology, habitat management and business. Throughout this education, Brady developed a great skill for evaluating land for recreational potential and agricultural use. He now lives in Rockville, Nebraska with his wife where he enjoys hunting, fishing and helping on the farm. He continues to serve clients throughout Nebraska and Kansas to evaluate recreational and agricultural property to meet the needs of any seller or buyer.



BRADY RASMUSSEN, LAND AGENT



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