



FOR SALE

DRYLAND FARM GROUND

Perkins County, NE

Parcel 1: 320 +/- Acres

Parcel 2: 100+/- Acres

OFFERED AT:

Parcel 1: \$643,000

Parcel 2: \$200,000

ABOUT THIS PROPERTY:

Parcel one is a well draining farm, consisting mostly of Rosebud loam and Rosebud Canyon Class 3 soils. This is a great opportunity for an investor or an operator wanting to expand their operation.

Parcel two is a nice draining dryland farm to your investment portfolio or existing operation. There are 100+/- acres available for sale, consisting of 80 acres currently planted to hay millet and 20 acres are currently in hay production. This productive dryland farm mainly consists of Rosebud Loam soils.

Parcel 1

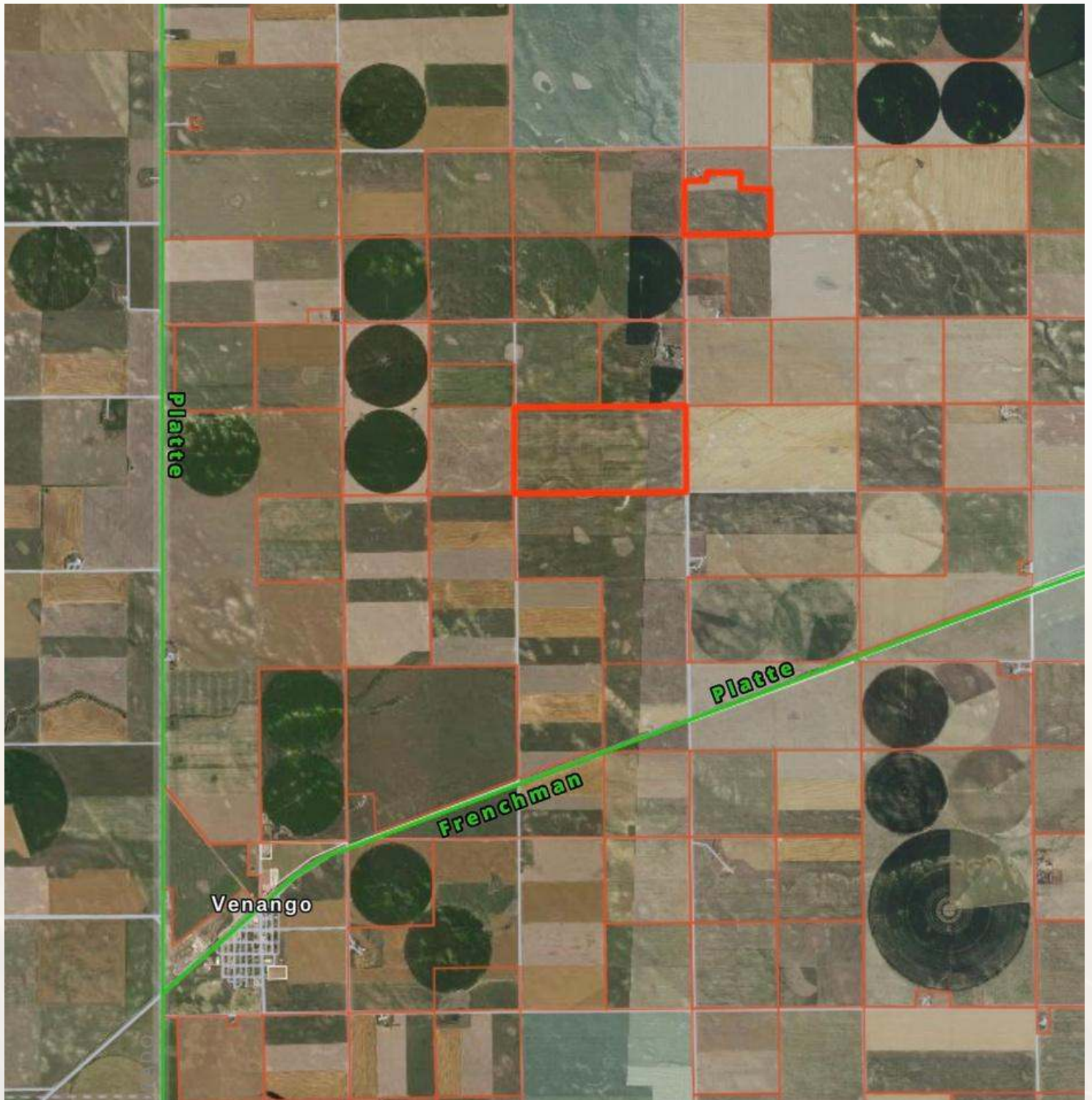
Parcel 2



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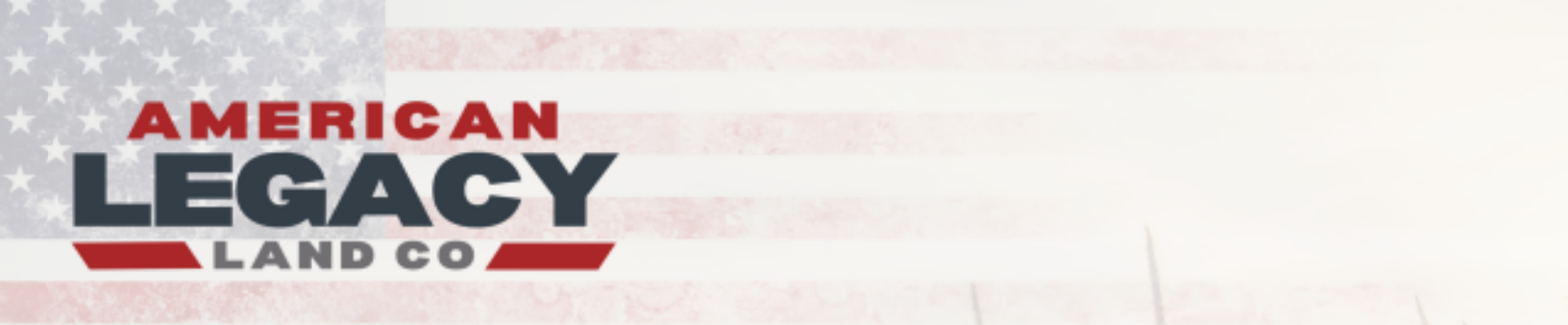


Perkins County, NEBRASKA









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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
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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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