



AMERICAN LEGACY LAND CO

FOR SALE

IRRIGATED FARMLAND

Rock County, NE

790 +/- Acres

OFFERED AT:

\$5,495,000

ABOUT THIS PROPERTY:

It is a once in a lifetime opportunity in today's day and age that one gets a chance to buy five contiguous quarter sections of irrigated farm land directly off a state highway in Central Nebraska. These highly productive farms are located 3.5 miles south of Bassett, Nebraska off state Highway 183. This group of five pivot irrigated farms are perfectly situated for the next owner to expand their operation or investment portfolio. Each farm is irrigated by five separate electric well motors, pumping 900-950 gallons per minute and five Valley center pivots. With 790 +/- acres total and 665 +/- acres under irrigation, this is a highly productive land holding located in an area where water is in abundance and there are no pumping restrictions to rob you of the top end yield in those dry years. These farms can either be leased out to the current tenant or they are open for the 2024 growing season, if the new buyer wishes to farm them themselves. With the updates on the wells and pivots, these are very efficient pivots and are set up to raise bushels of corn that will fill the bins and give the owners a fantastic return on investment.

More About this Property:

With the property being bordered by State Highway 183, access is easy and convenient to get to and from the fields. Don't miss your opportunity to add this 790 +/- acre farm to your existing operation or investment portfolio. Give Nick Wells (308)-991-9544 or Bryan North (308)-325-2858 a call with any questions or to schedule your private showing.

Directions: Located 3.5 miles South of Bassett Nebraska on West side of Highway 183

Legal Description: S1/2 of 33-30-19 (310 Acres), S1/2 of 32--30-19 (320 Acres), and the NE1/4 of 5-29-19 (160 Acres) Total of 790+/- Acres in Rock County, Nebraska

Taxes: \$19987.10

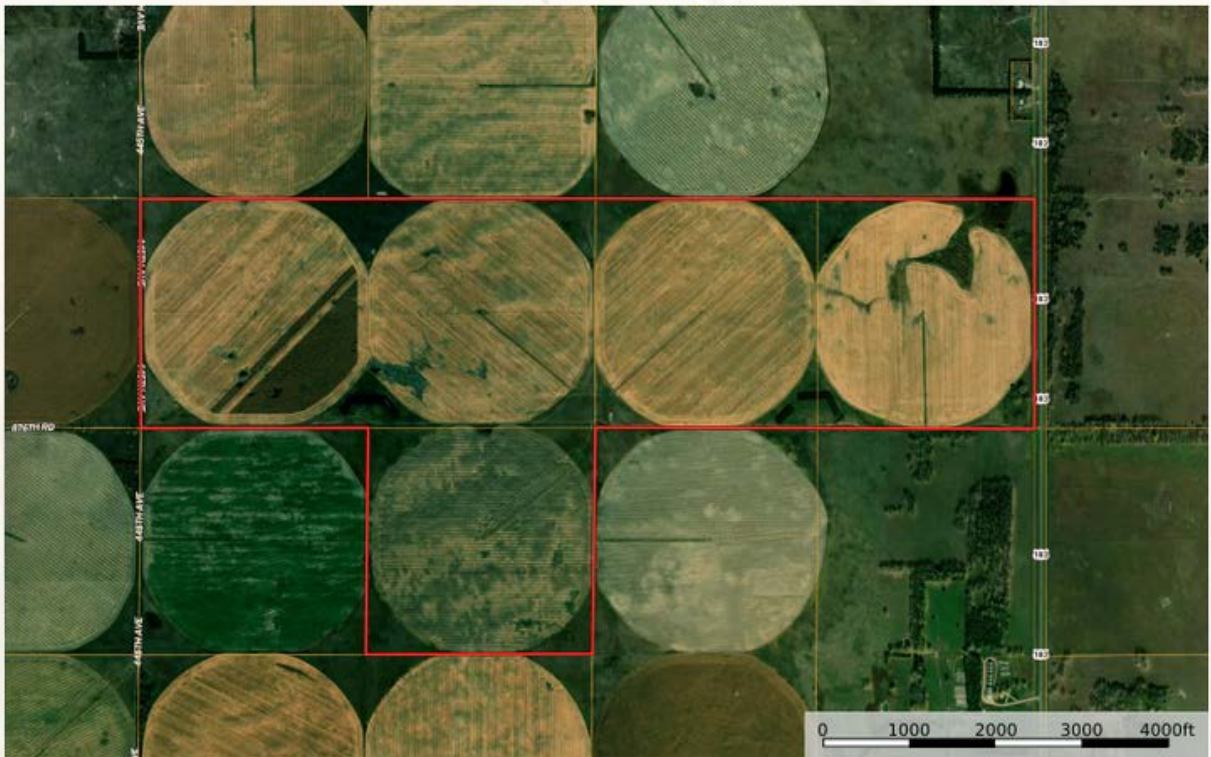
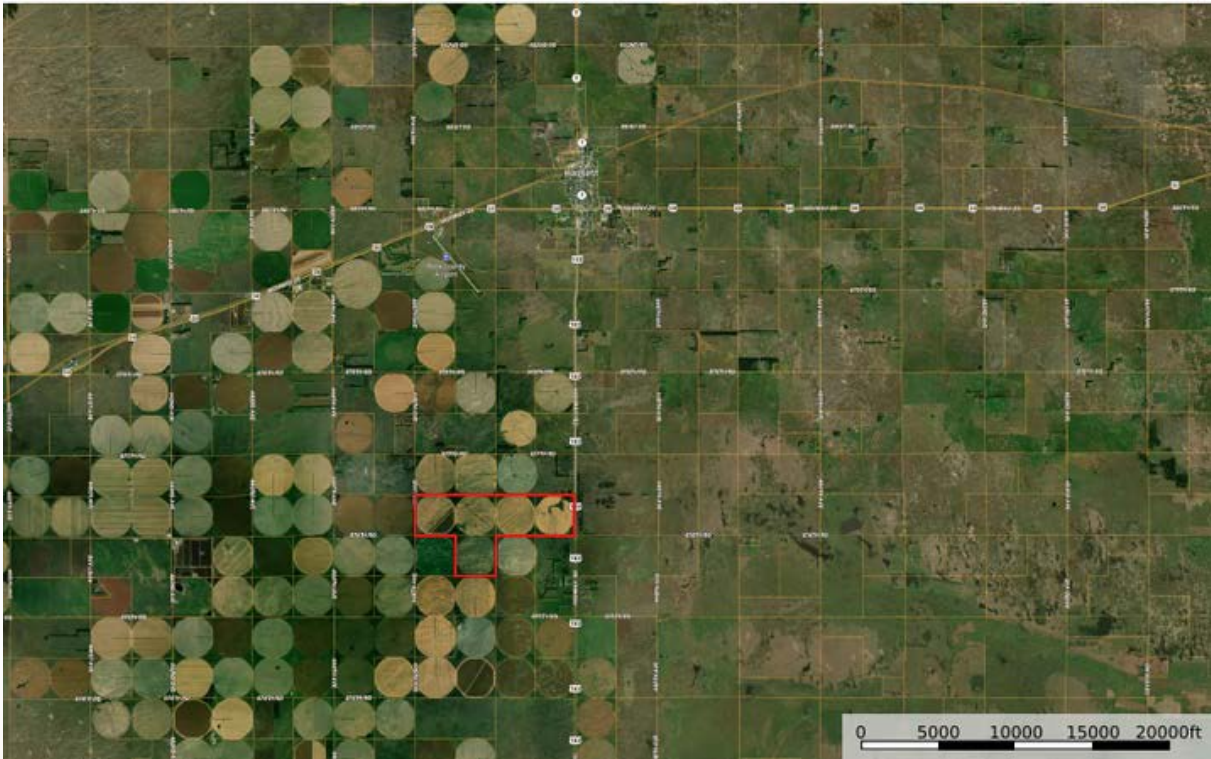
Income Potential: Opportunity for a fantastic ROI

Farm/Crop ground -irrigated corn, soybeans, and alfalfa

FEATURES:

- 5 Contiguous pivots
- Productive irrigated farm
- Located by State Highway 183
- All electric irrigation wells pumping 900+ gpm
- All Valley Center pivots
- Opportunity for a fantastic ROI

Rock County Nebraska

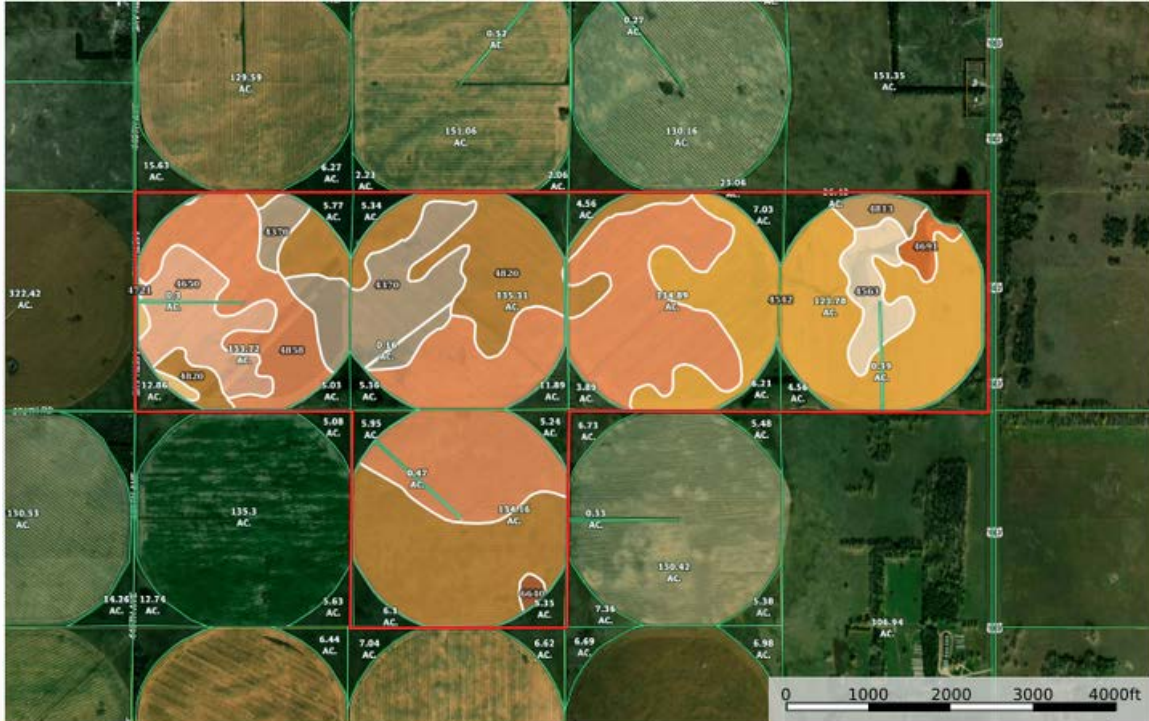


**AMERICAN
LEGACY**
LAND CO.

HELPING **YOU** BUY
AND SELL LAND



Rock County Nebraska



661.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	226.72	34.29	0	21	6e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	160.95	24.34	0	23	6e
4542	Els-lpage complex, 0 to 3 percent slopes	137.18	20.74	0	19	6w
4370	Libory loamy fine sand, 0 to 3 percent slopes	59.64	9.02	57	49	3e
4650	lpage loamy fine sand, 0 to 3 percent slopes	36.51	5.52	54	24	4e
4563	Els-Tryon complex, 0 to 3 percent slopes	19.88	3.01	21	20	4w
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	8.15	1.23	0	24	4e
4691	Marlake mucky peat	6.82	1.03	6	1	8w
4721	Pivot loamy sand, 0 to 3 percent slopes	3.13	0.47	0	23	4e
6640	Boelus loamy sand, 0 to 3 percent slopes	2.29	0.35	0	43	3e
TOTALS		661.27(*)	100%	8.82	23.65	5.54

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





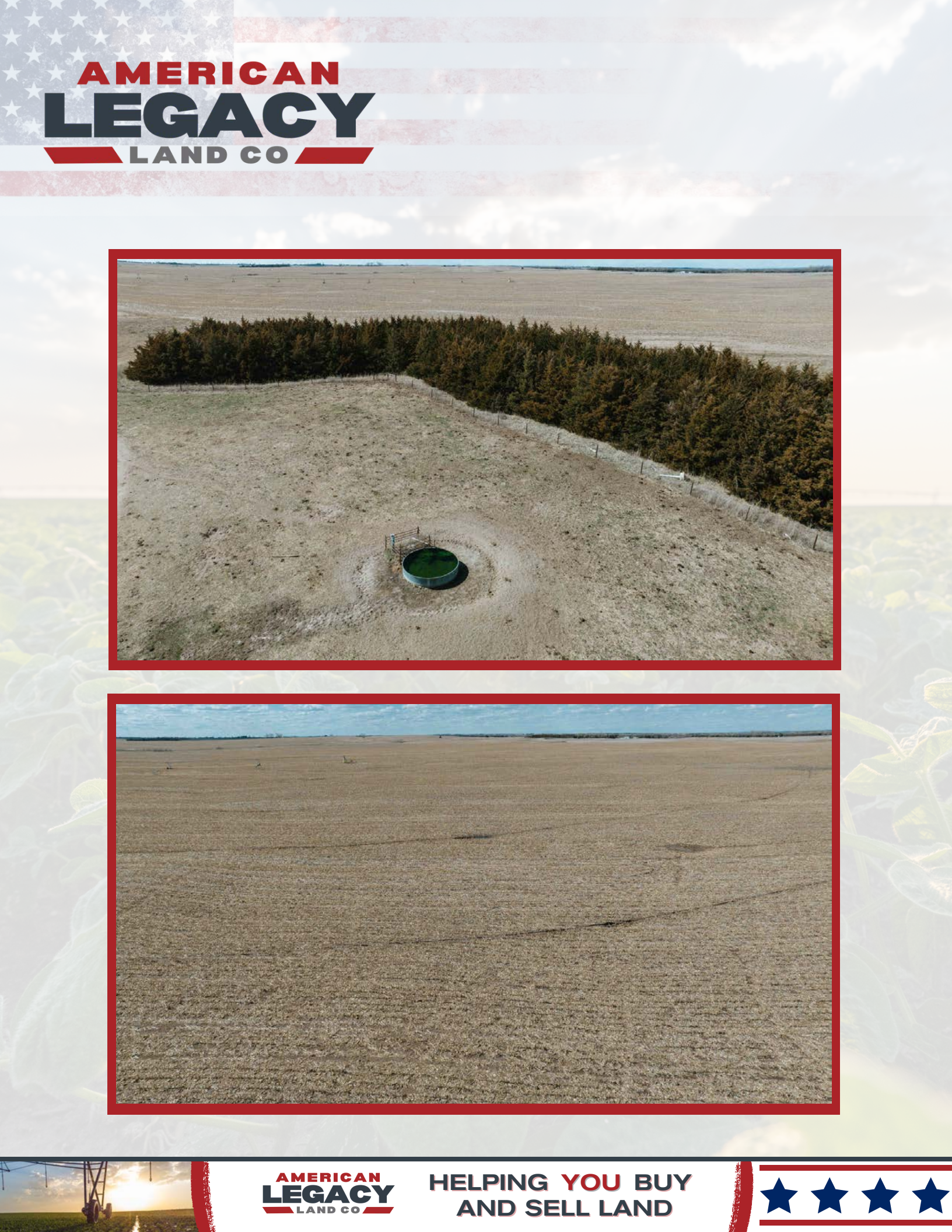
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Listing Agents:

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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