



**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**HIGHLY PRODUCTIVE FARM**

Cass County, NE

**235.43 +/- Acres**

**OFFERED AT:**

**3,507,907**

***ABOUT THIS PROPERTY:***

Here's a chance to own a spectacular dryland farm in eastern Cass County, Nebraska. This farm consists of 235 gently rolling acres that have been meticulously cared for and highly productive over multiple generations. There are 3 parcels in total and 2 of them are continuous. The property is located 2.8 miles west of Murray, NE. Parcels 1 & 2 are located at the intersection of Highway 1 and 42nd street. Parcel 3 is ½ mile south of Highway 1 on 42nd street.

## More About this Property:

This highly productive farm has a NCCPI of 85.1. All 3 parcels have at least ½ mile of gravel road frontage. The entire farm is tiled. There have been multiple different development projects in the area being considered. There is a natural gas line located on the south part of the north farm (parcel 2). This property would make a great addition to your existing farm operation and has investment potential.

Directions: Tract 1 & 2 - From Murray, head west on Highway 1 to 42nd street. There are 160 acres that run north along 42nd street. Property is on the west side of 42nd street and spans 1 mile.

Tract 3 - From Murray, head west on Highway 1 to 42nd street. Head south and the property is on the east side of the road ½ mile south of Highway 1.

### Legal Description:

Tract 1 17-11-13 E1/2 NW1/4 (80)

Tract 2 17-11-13 E1/2 SW1/4 EXC HWY (77.50)

Tract 3 20-11-13 W1/2 SE1/4 EXC TL5 (77.93)

Taxes: \$15,720.40

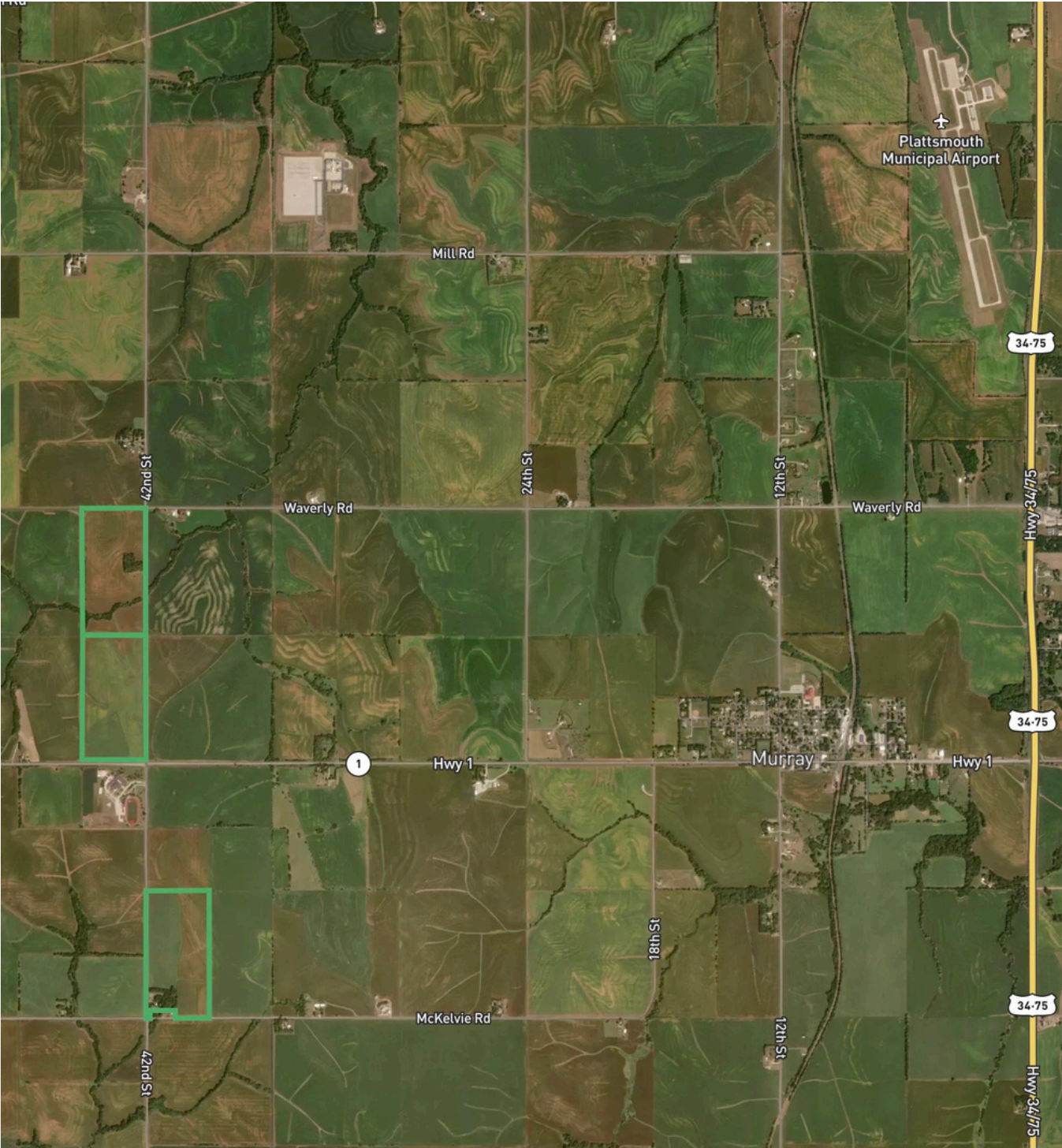
Income Potential: Potential for fantastic ROI with future development plans in the area.

## FEATURES:

- Highly productive farm
- Development potential
- Great access to the entire farm from county gravel roads
- Drain tile on farm
- Natural gas line on the farm



CASS COUNTY,  
NEBRASKA

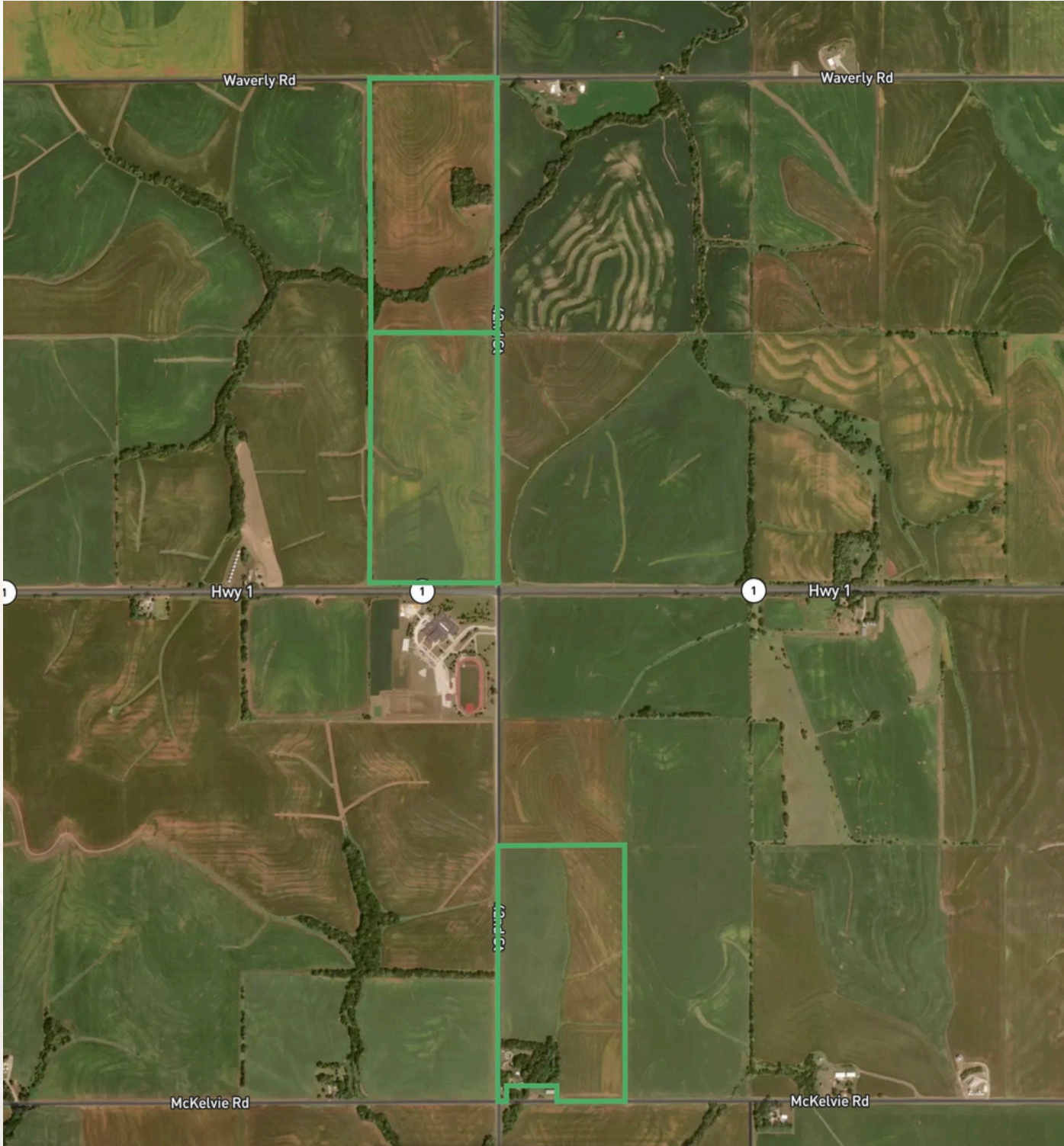


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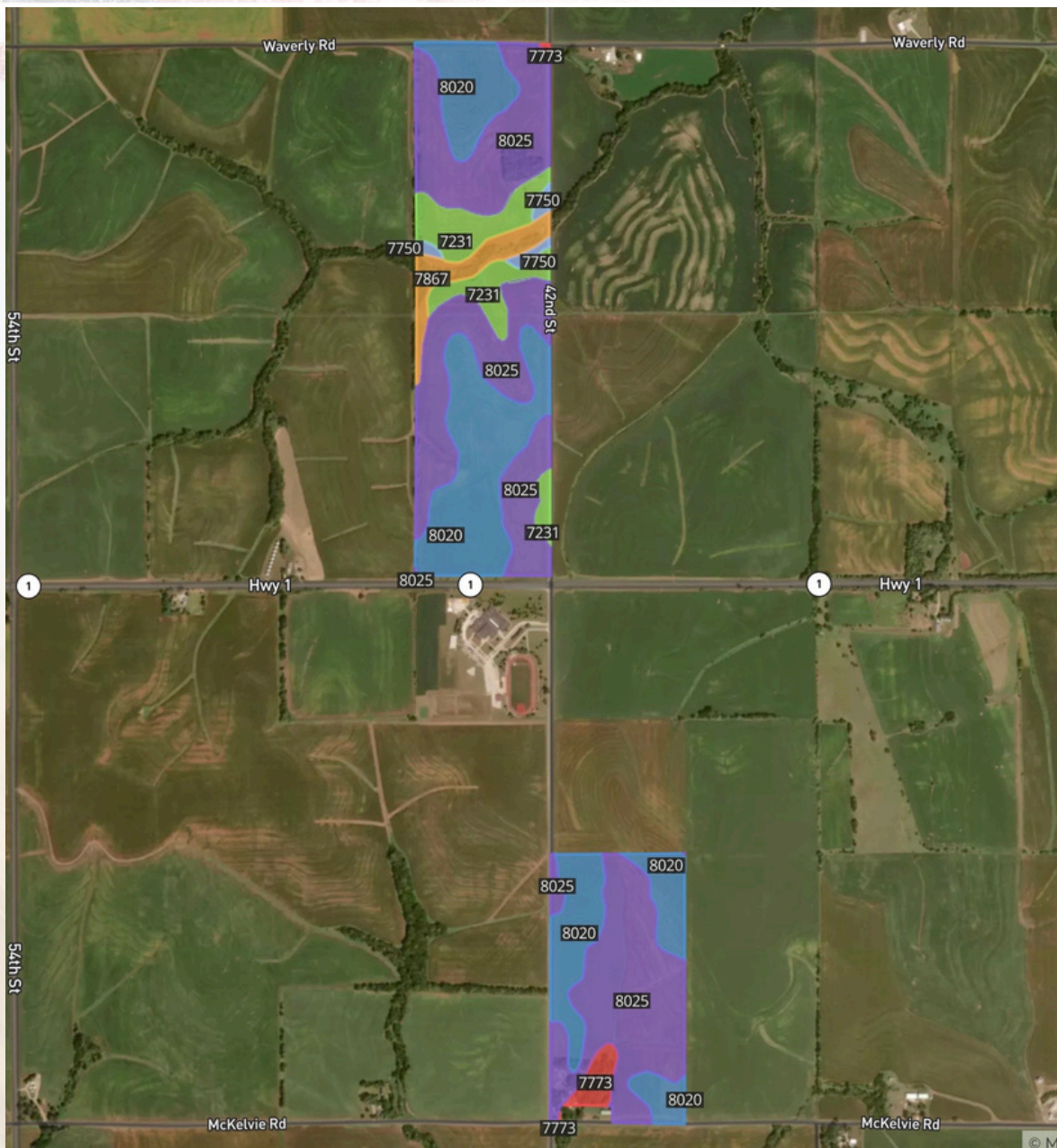
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AND SELL LAND









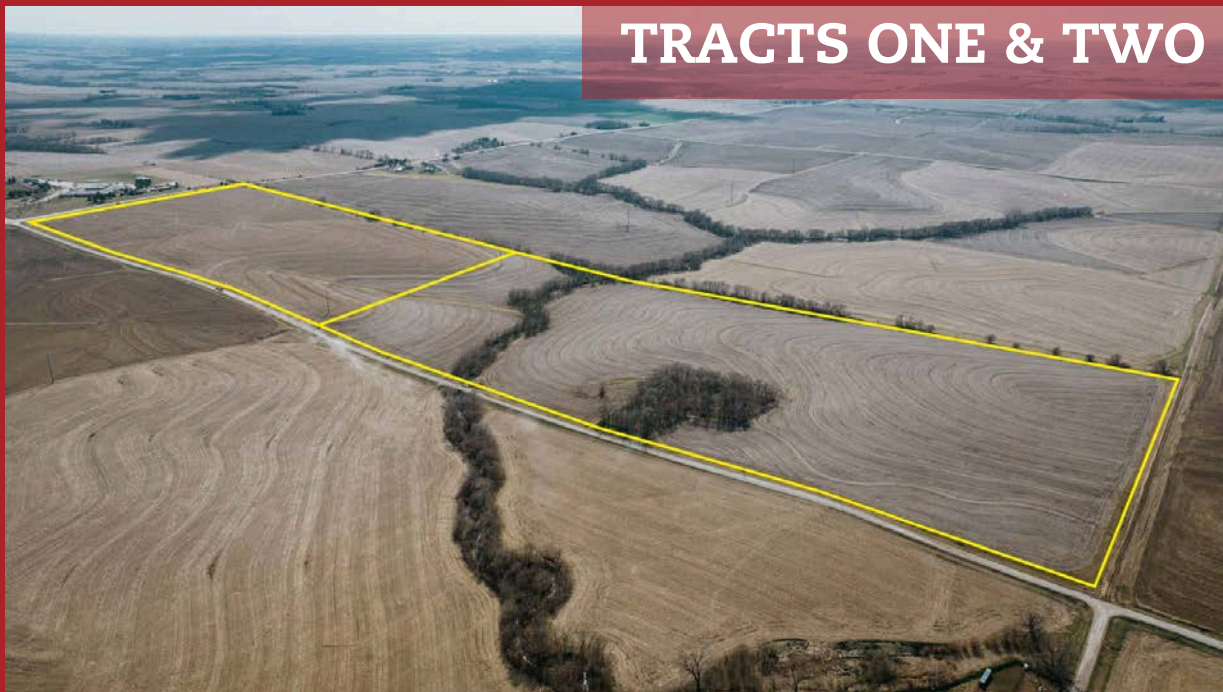


Soil Code	Soil Description	% of Farm	Acres	NCCPI
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	49.40%	117.44	85
8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	34.70%	82.50	91
7231	Judson silt loam, 2 to 6 percent slopes	9.10%	21.63	78
7867	Nodaway silt loam, channeled, frequently flooded	3.90%	9.27	51
7773	Colo-Nodaway complex, frequently flooded	1.80%	4.28	55
7750	Nodaway silt loam, occasionally flooded	1.10%	2.62	94

All data courtesy SSURGO database distributed by the U.S. NRCS



**TRACTS ONE & TWO**





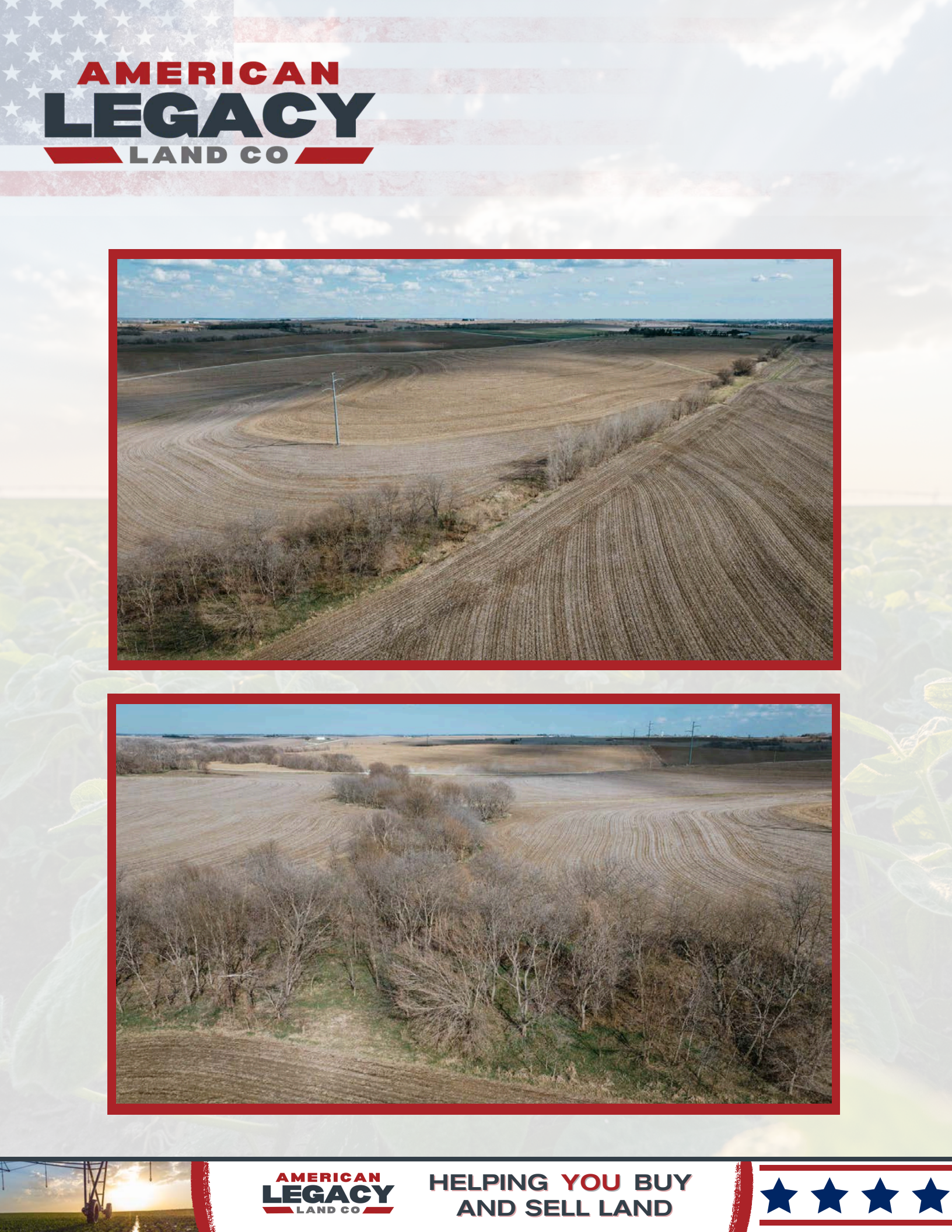


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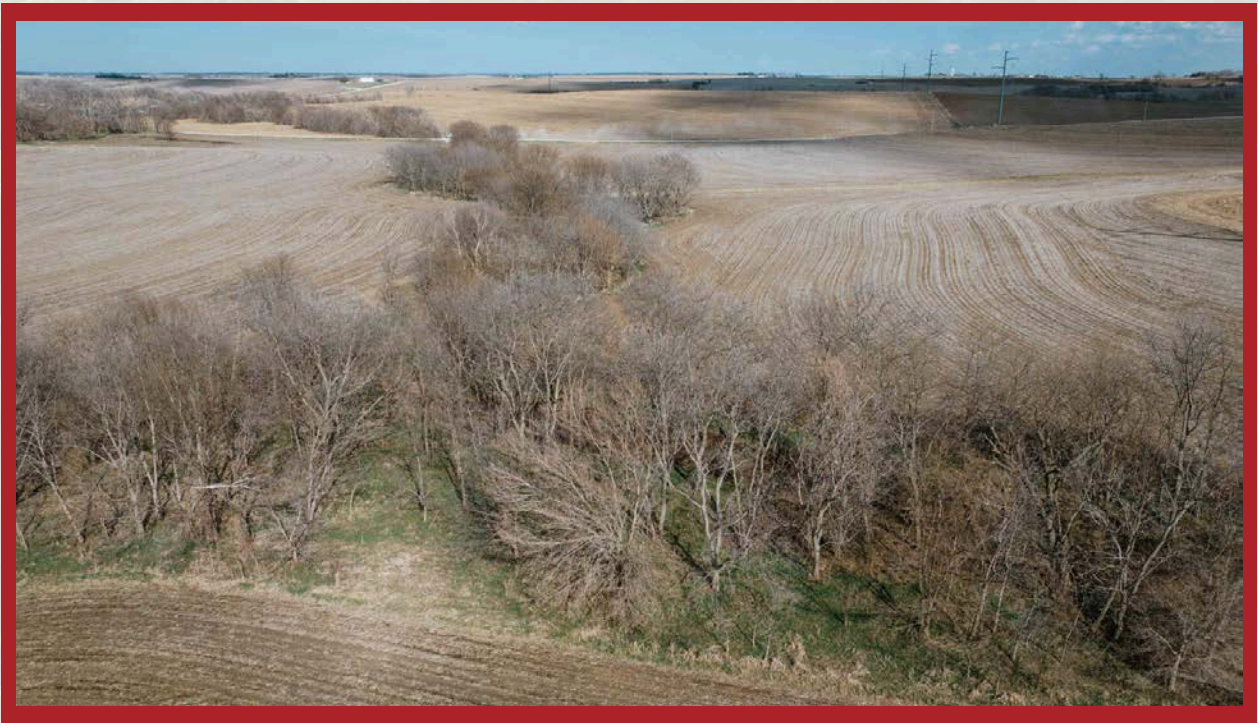






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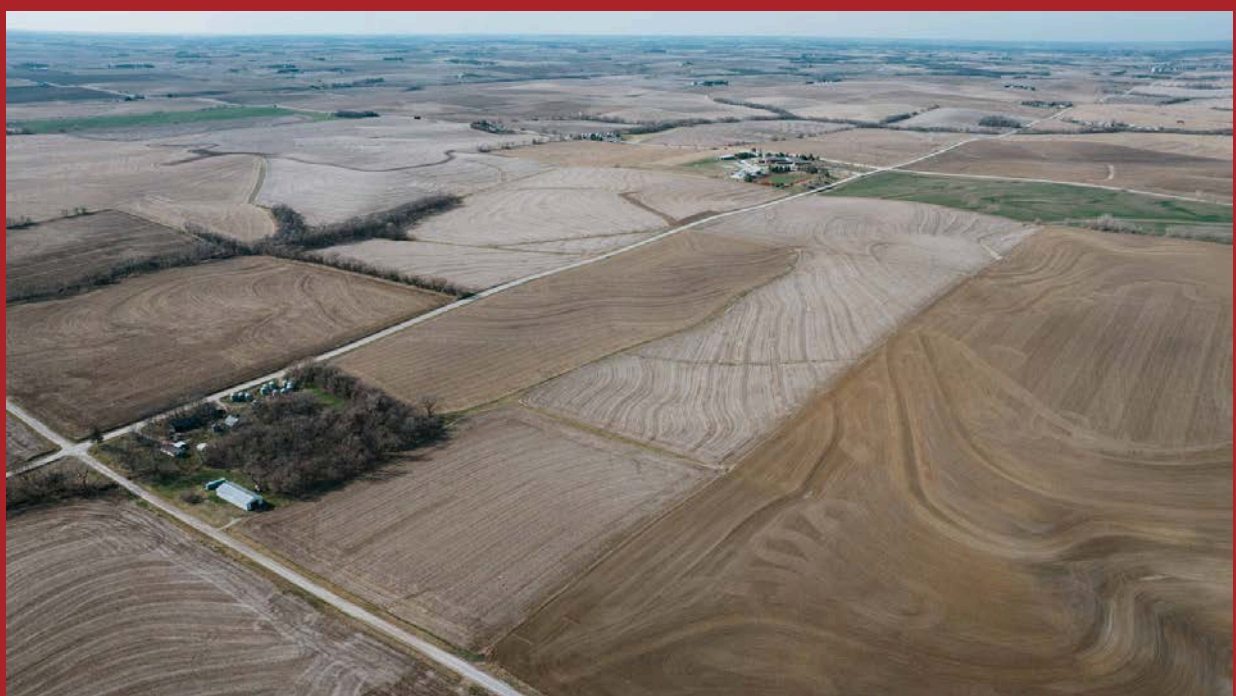


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## Listing Agents:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational and development land.

Tyler has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.

In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 4-year-old son, infant daughter, wife, and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.



### Tyler Johnson

LAND AGENT  
AMERICAN LEGACY LAND CO.

402-616-5801

Tyler@AmericanLegacyLandCo.com

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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