



FOR SALE

IRRIGATED FARMLAND

Fillmore County, NE

160 +/- Acres

OFFERED AT:

\$1,920,000

ABOUT THIS PROPERTY:

This high quality irrigated quarter section of land is located in Fillmore County, Nebraska. From Grafton, go one mile east to county road 8 and then 3 1/4 miles south to the intersection of I Road and County road 8 on the southwest corner of the intersection. Or from Geneva, go west of town on Highway 41 for 4 miles to County Road 8. Then go north 3 1/2 miles and it's located on the west side of the road.

Fillmore County is known for being one of the top end producing agricultural counties in the state of Nebraska for row crop production. Fertile soils and ample water sitting over the coveted Ogallala Aquifer provide an invaluable resource for farmers to provide season long irrigation. This helps ensure crops are grown to full capacity for maximizing yields.



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More About this Property:

There are 135.17 certified irrigated acres on this farm and 20.8 dryland for a total of 155.97 tillable acres.

Irrigation equipment includes a 7 tower Valley 8000 series center pivot with a big block Chevy Power Unit. There are two registered wells on this farm. The first one at the center point is a 220' well registered at 900 gpm with a static water level of 85' and a pumping level of 105'. The second is located on the north side of the property and is a 213' well registered at 1100 gpm with an 80' static water level and 100' pumping level.

Soils on the farm are Crete and Butler Silt Loam with 0-1 percent slopes. The land is open to farm and available for 2026 growing season and beyond.

Don't miss your opportunity to "Grow your Legacy" to add a high quality irrigated farm to your land portfolio. Call Bryan North at 308.325.2858 or Nick Wells at 308.991.9544 for showings and more information.

Legal Description: NE 1/4 Section 18-7-3 Fillmore County, NE

Coordinates: 40.57712, -97.69516

Taxes \$6022.34

FEATURES:

- 160 +/- Acres
- Almost entirely tillable
- 7 tower Valley 8000 series center pivot
- Two registered wells
- Close proximity to Geneva
- Great access

FILLMORE COUNTY,
NEBRASKA

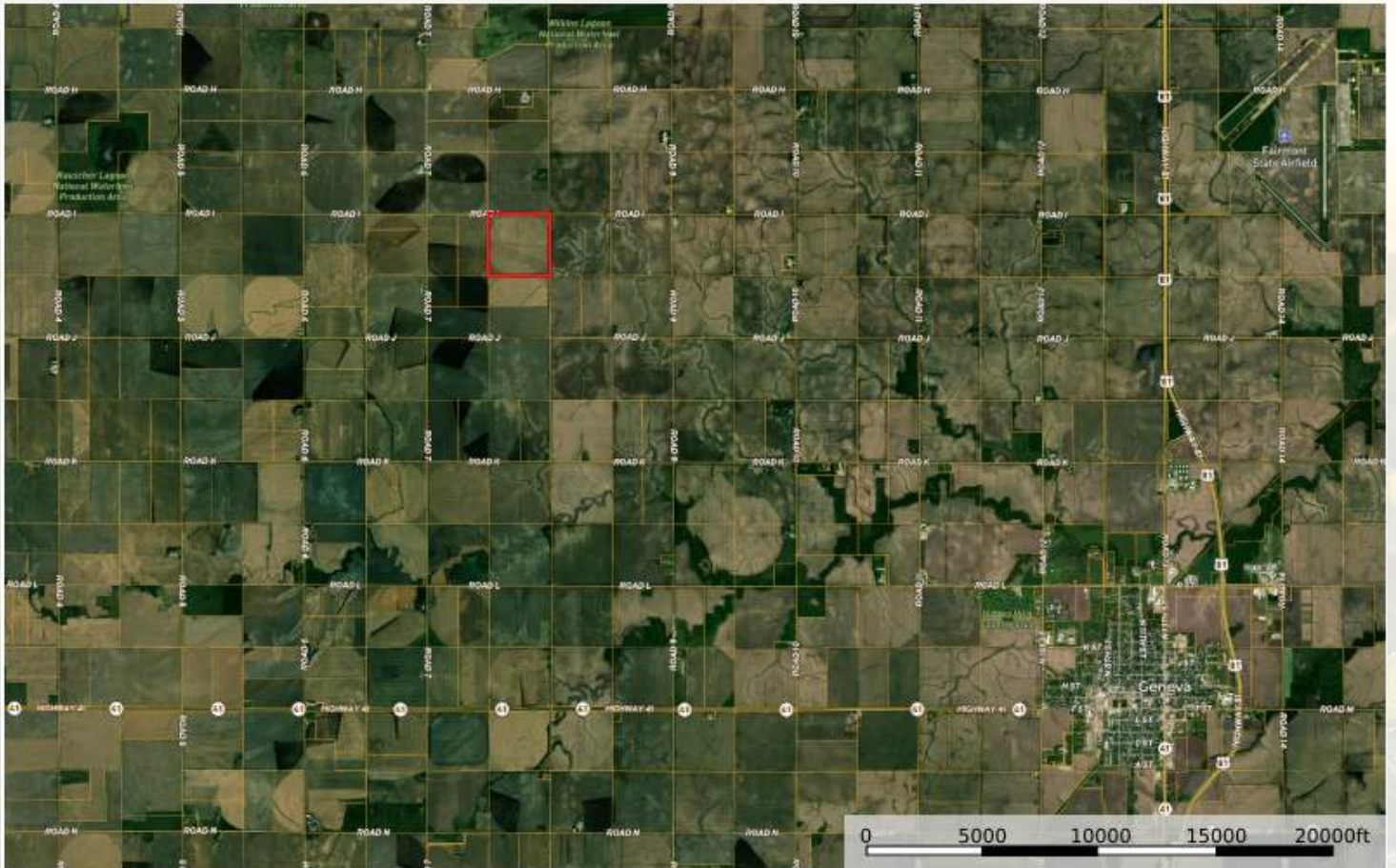


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3824	Crete silt loam, 0 to 1 percent slopes	83.16	53.25	0	63	2s
3829	Crete silty clay loam, 1 to 3 percent slopes	21.74	13.92	0	61	2e
3825	Crete silt loam, 1 to 3 percent slopes	19.02	12.18	0	63	2e
3820	Butler silt loam, 0 to 1 percent slopes	18.98	12.15	0	70	2w
3817	Butler silty clay loam, 0 to 1 percent slopes	13.27	8.5	0	67	2w
TOTALS		156.17(*)	100%	-	63.91	2.0

(*) 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.



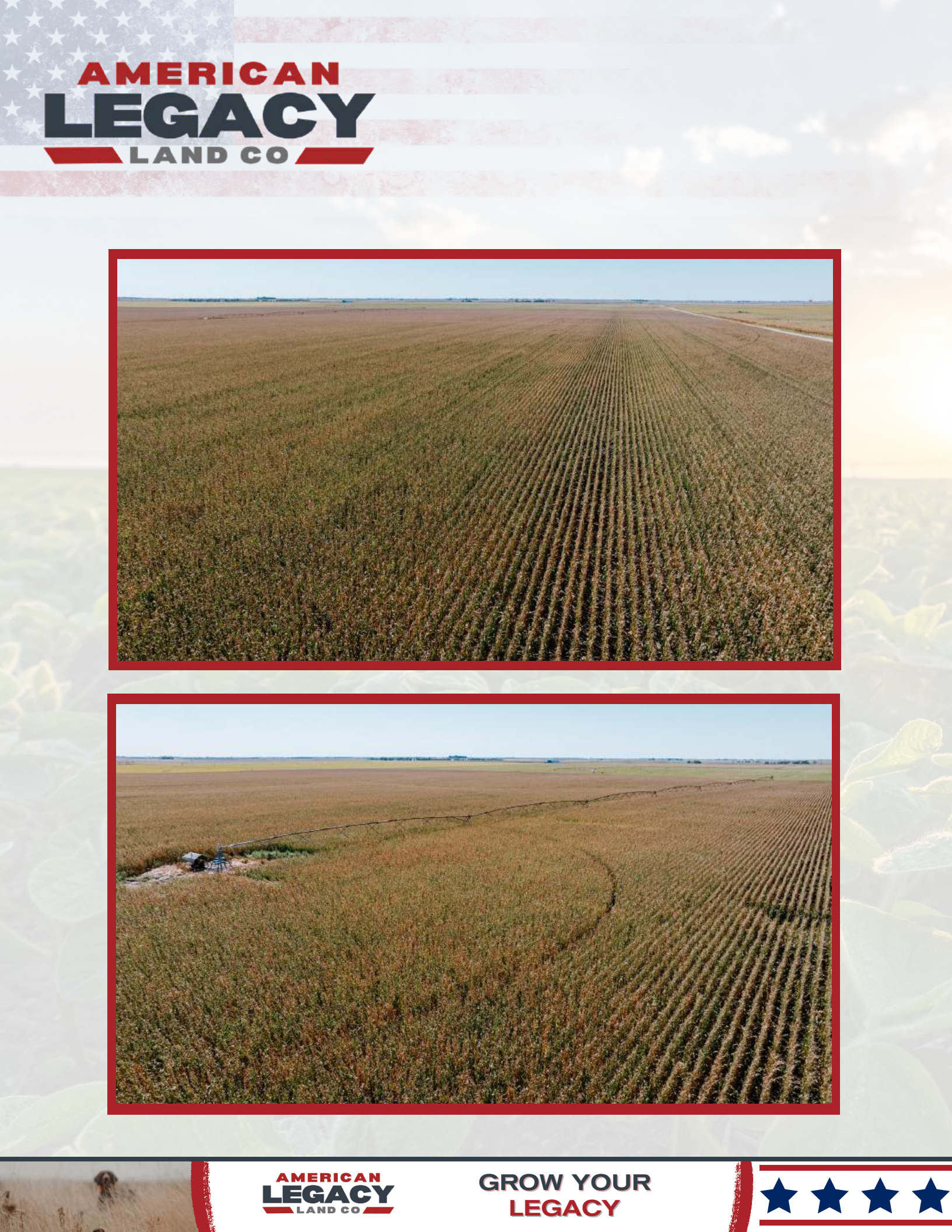




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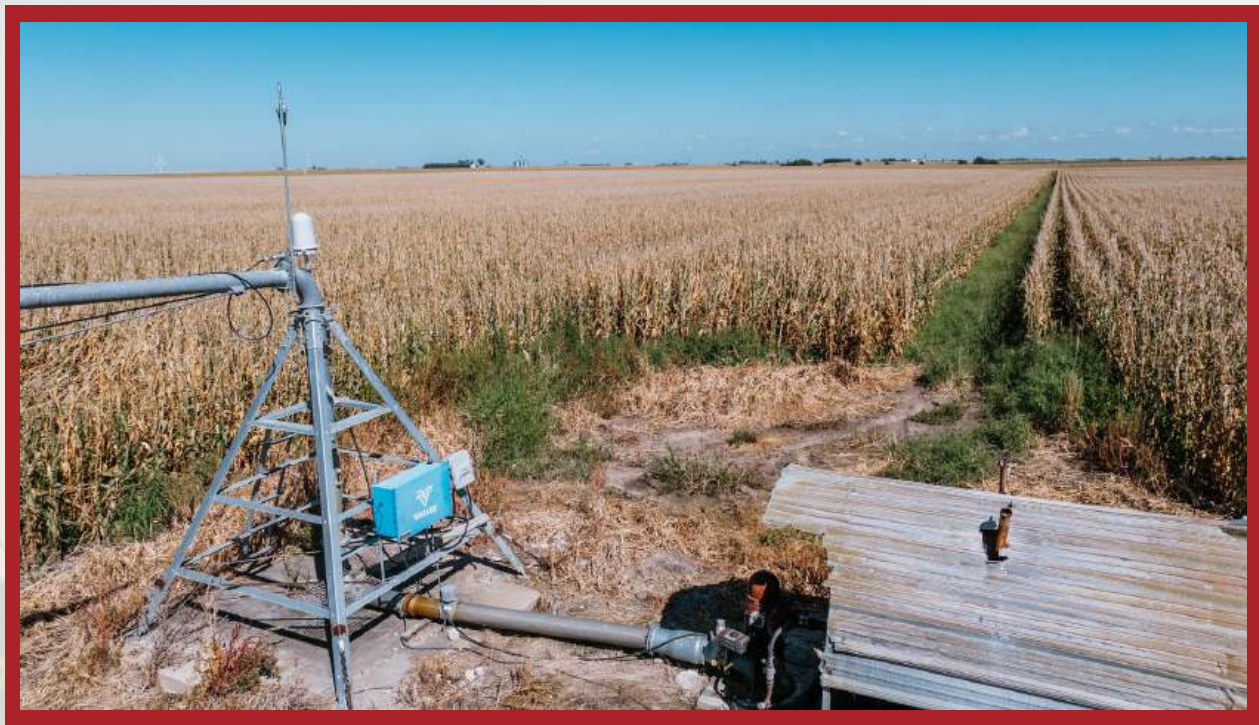
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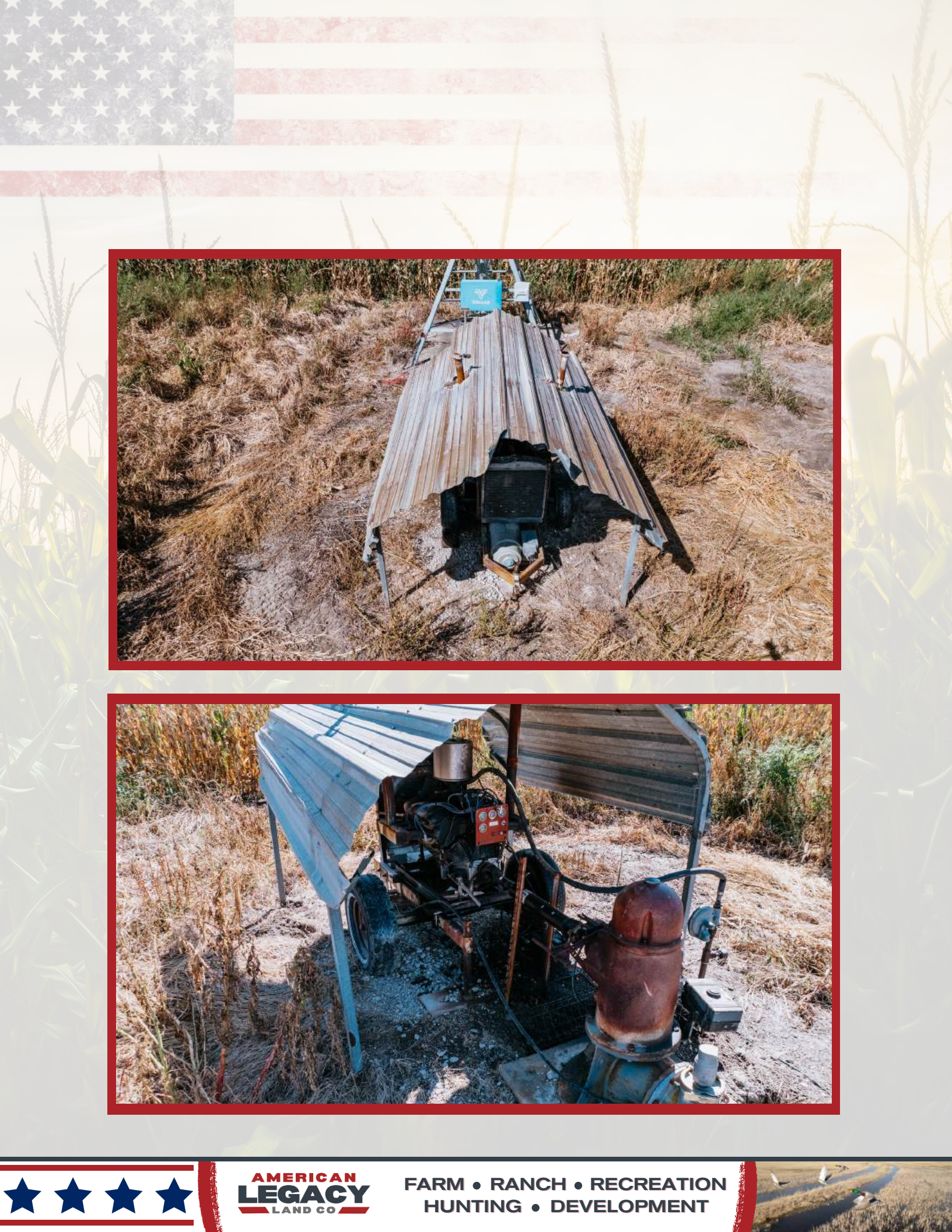
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HUNTING • DEVELOPMENT



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

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