



AMERICAN LEGACY LAND CO

FOR SALE

FARM GROUND

Cozad, NE

154.62 +/- Acres

OFFERED AT:

\$1,200,000

ABOUT THIS PROPERTY:

This highly productive 154.62 +/- acre farm is located in the heart of Nebraska's Platte Valley, just 5 miles east of Cozad and 5 miles west of Lexington. Situated at the corner of Rd 761 and Rd 427, the property offers paved, farm-to-market road access, making it ideal for efficient transportation and proximity to major feedlots, grain elevators, and input suppliers in the area.

The farm includes 96.37 +/- acres of certified irrigated cropland, 50.30 +/- acres of sub-irrigated high-yielding dryland, and 7.95 +/- acres of roads, ditches, and a canal. Currently, 36 +/- acres are planted to row crops, while the remainder supports a productive, well-established alfalfa stand less than two years old. The Hord and Cozad Silt Loam soils, combined with excellent water access from the Ogallala Aquifer, provide ideal growing conditions for corn, soybeans, and forage crops.

More About this Property:

The farm is supported by two irrigation wells, both with strong flow rates and reliable infrastructure. The main well (G-017396), registered in 1993, features a 50 HP electric motor, a pumping rate of 1,100 gallons per minute, and a well depth of 240 feet, with static water at 10 feet. The second well (G-074676), registered in 1997, has a 20 HP electric motor, pumps 1,000 gallons per minute, and is 80 feet deep, with static water at 13 feet. Both wells draw from the highly dependable Ogallala Aquifer, ensuring consistent irrigation across growing seasons.

With its excellent mix of irrigated and sub-irrigated land, proven water resources, and convenient location in a strong agricultural region, this farm offers exceptional production potential and attractive long-term investment value. Whether you are expanding your operation or seeking a reliable income-producing asset, this is a rare opportunity to acquire top-tier Platte Valley farmland in central Nebraska.

Legal: SW1/4 EXC W543.95FT E1276.15F S393.2FT & EXC S212.4FT E223.2FT
Dawson County, NE

FEATURES:

- 154.62 +/- acres
- 96.37 +/- acres of certified irrigated cropland
- 50.30 +/- acres of sub-irrigated dryland
- Hord and Cozad Silt Loam soils
- Two irrigation wells
- Water access from the Ogallala Aquifer



**DAWSON COUNTY,
NEBRASKA**



**AMERICAN
LEGACY**
LAND CO.

**HELPING YOU BUY
AND SELL LAND**





AMERICAN LEGACY

LAND CO



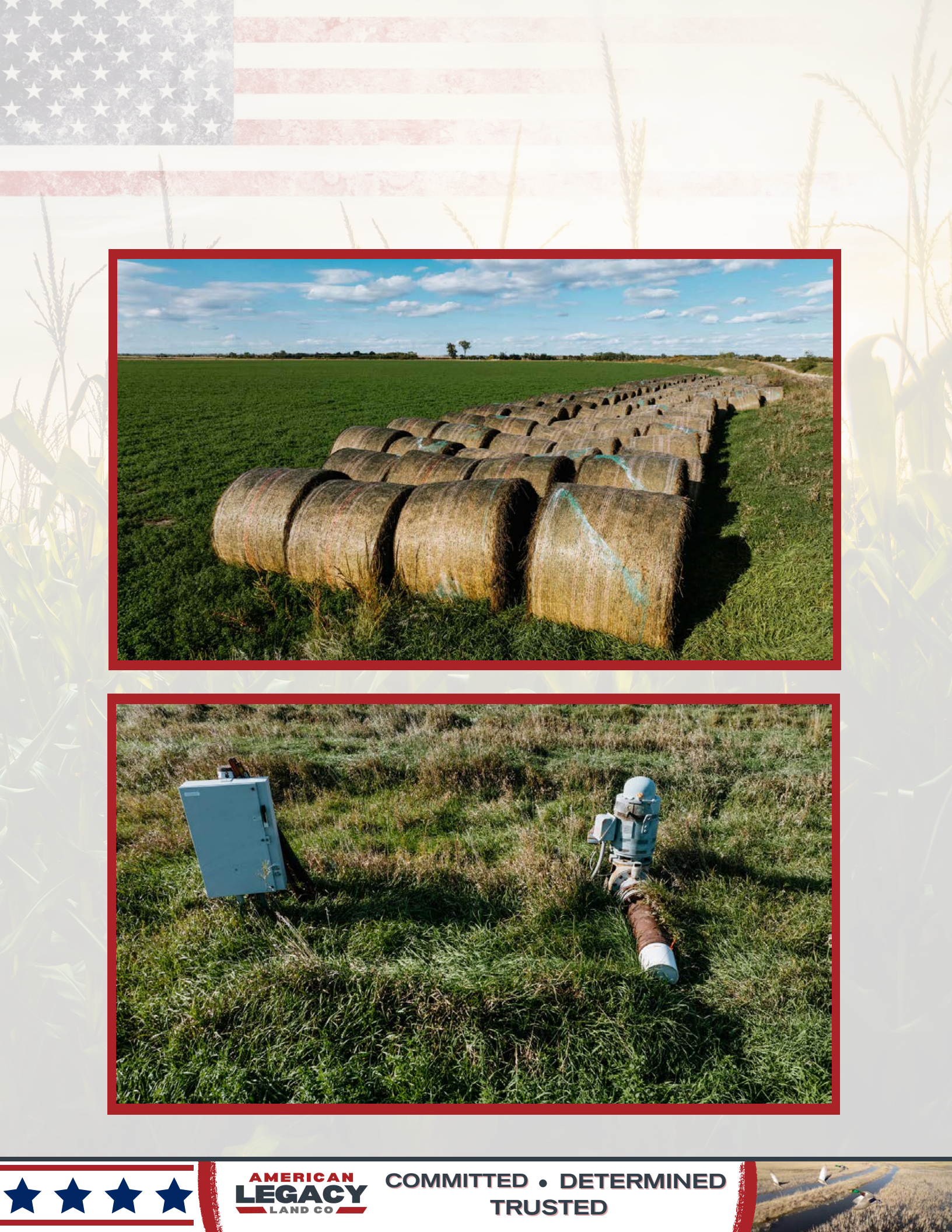


AMERICAN
LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT







**AMERICAN
LEGACY**
LAND CO

**COMMITTED • DETERMINED
TRUSTED**



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

Dustin O'Hanlon brings real-life ag experience and a strong understanding of farm ground to the American Legacy Land Company team. He's passionate about helping people buy and sell land with confidence, whether it's a family farm, an investment, or a piece of recreational ground. Known for being down-to-earth and easy to work with, Dustin focuses on building trust and making the process as smooth as possible.

He lives in central Nebraska with his wife and their busy trio of triplets, where they enjoy the rural lifestyle and staying connected to the ag community. Dustin's excited to be part of a team that shares his values and commitment to doing things the right way.



Dustin O'Hanlon

LAND AGENT
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