



FOR SALE

IRRIGATED FARMLAND

Rock County, NE

790 +/- Acres

OFFERED AT:

\$5,250,000

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 quarter section is equipped with its own Valley center pivot along with 5 separate electric well motors pumping 900-950 gallons per minute.



More About this Property:

With 665+/- of the total 790+/- acres under irrigation, this is a highly productive land is located in an area where water is in abundance and there are no pumping restrictions. 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. As of January 1, 2025 this ground was not rated as "high risk" under a multiperil crop insurance policy.

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 Dusitn O'Hanlon (308) 325-7987 or Nick Wells (308)-991-9544 a call with any questions or to schedule your private showing.

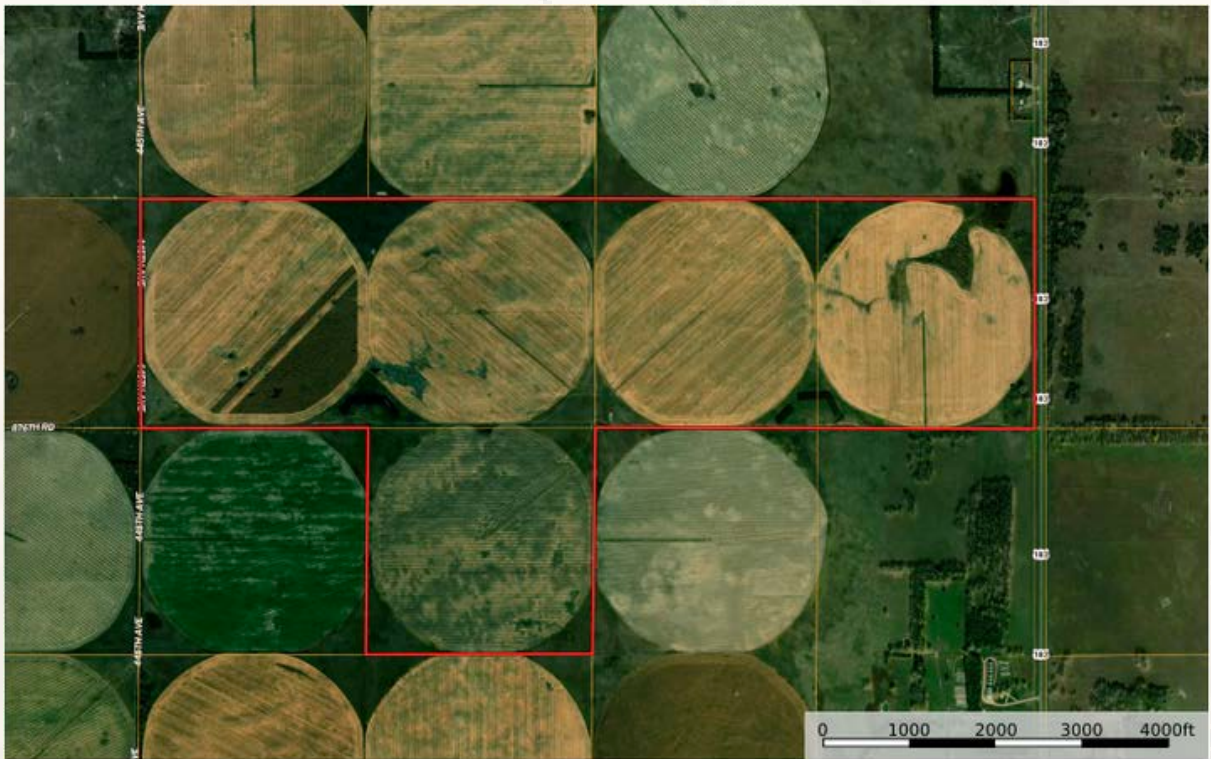
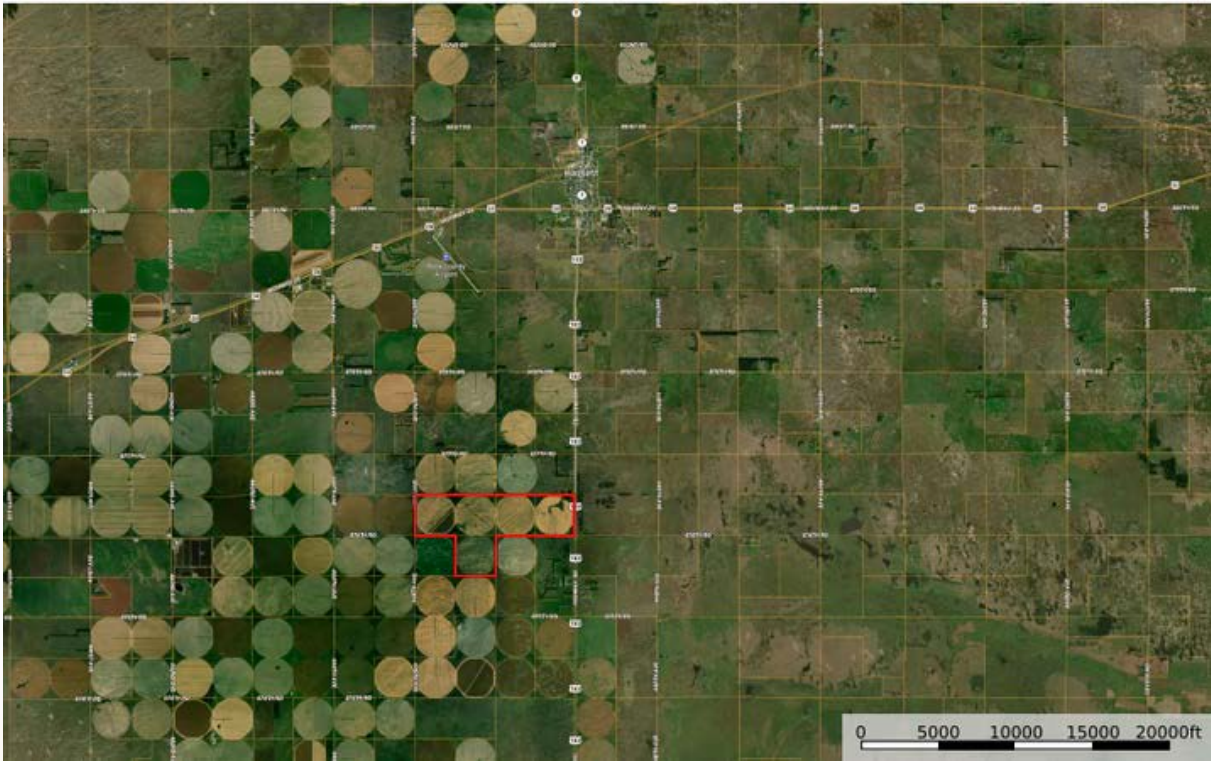
Directions: Located 3.5 miles South of Bassett Nebraska on West side of Highway 183

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

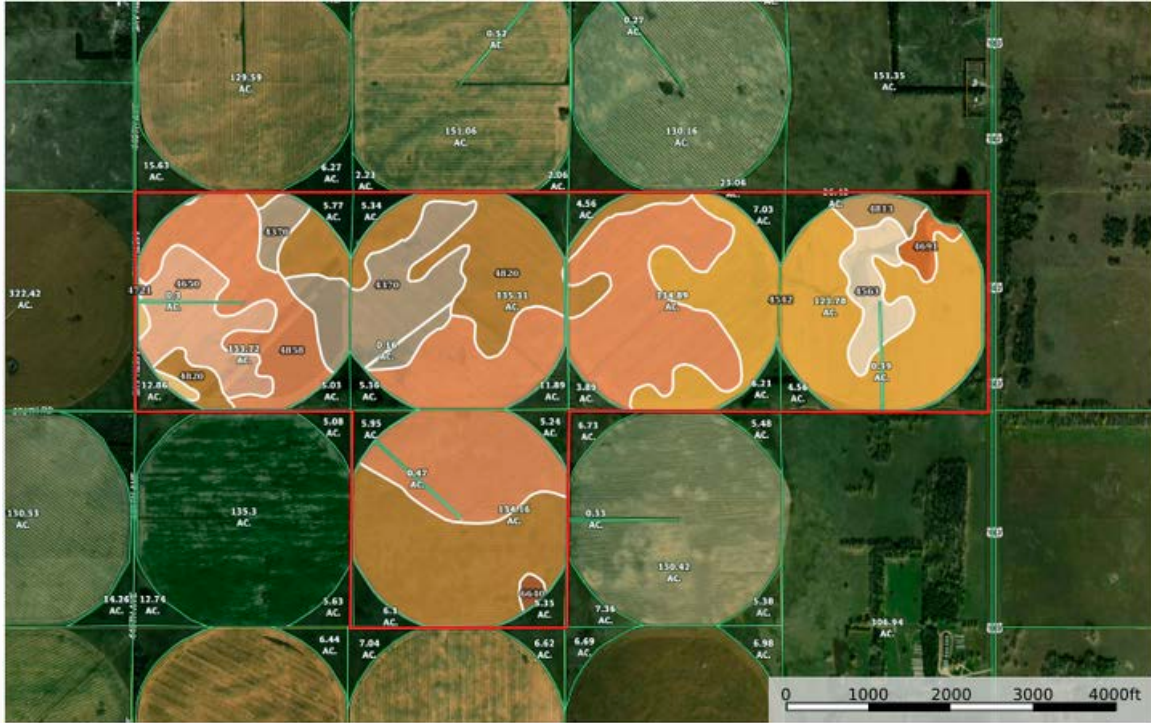
Taxes: \$15964.30

FEATURES:

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



Rock County Nebraska

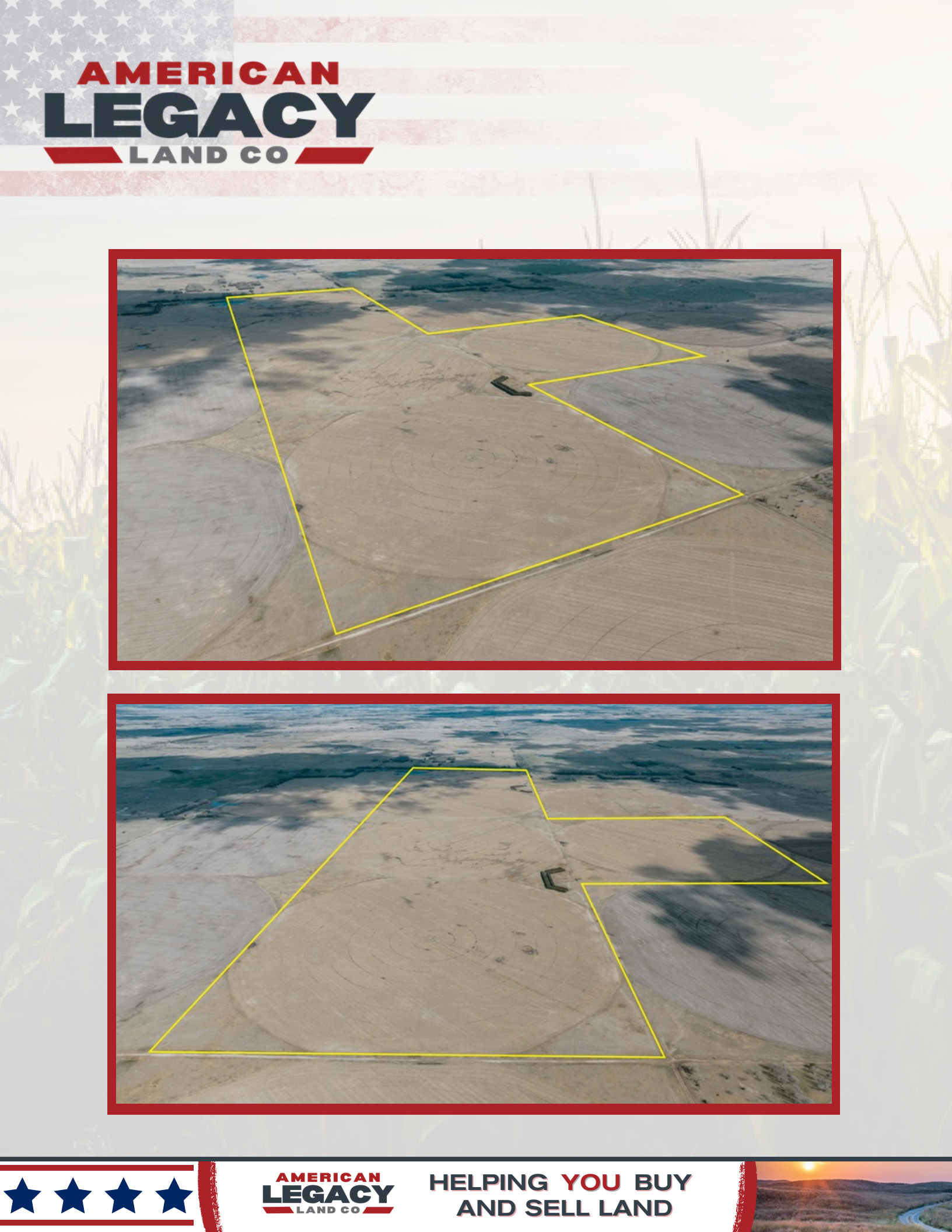


|  661.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	226.7 2	34.29	0	21	6e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	160.9 5	24.34	0	23	6e
4542	Els-Ipage complex, 0 to 3 percent slopes	137.1 8	20.74	0	19	6w
4370	Libory loamy fine sand, 0 to 3 percent slopes	59.64	9.02	57	49	3e
4650	Ipage 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		661.2 7(*)	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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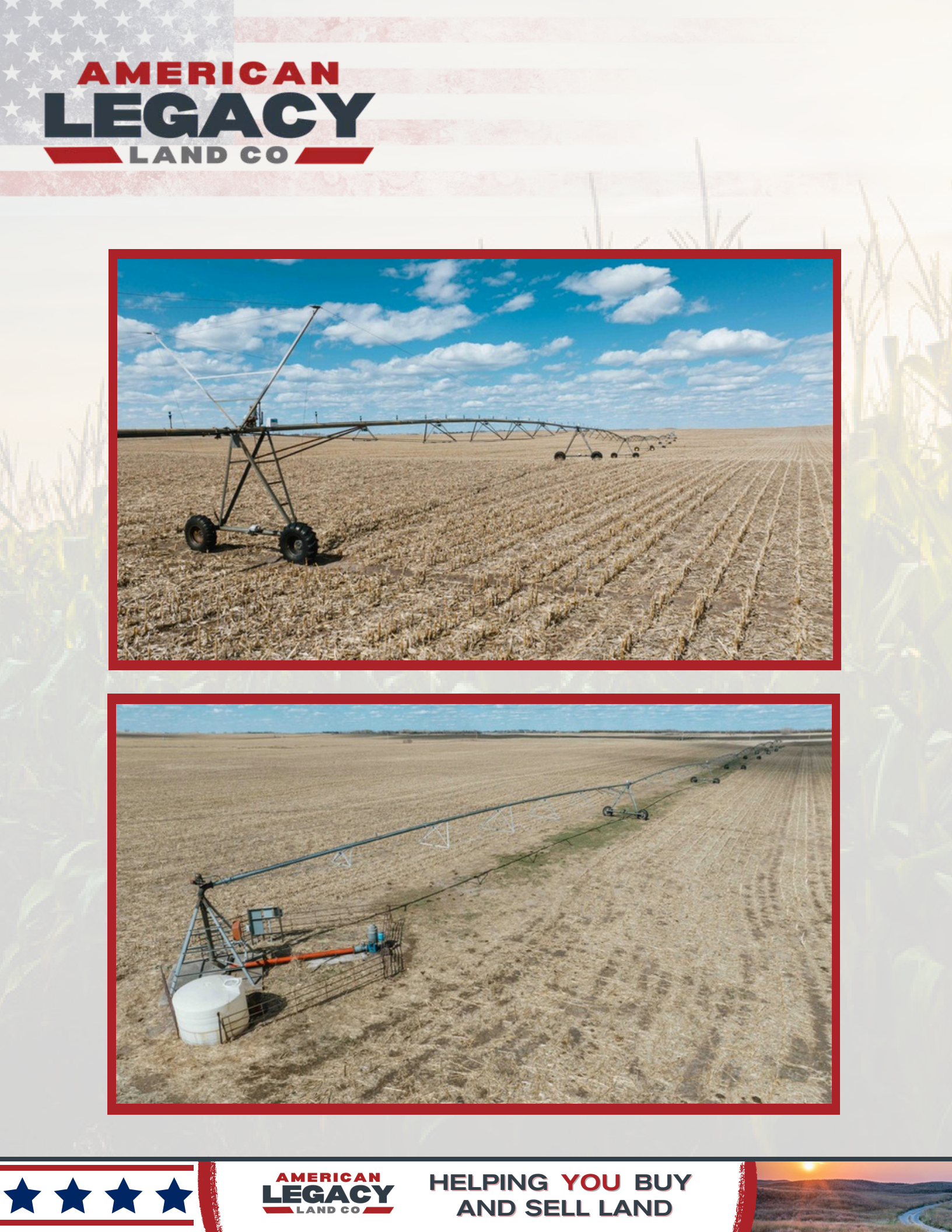


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Listing Agents:

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
AMERICAN LEGACY LAND CO.
308-325-7987
Dustin@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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