



AMERICAN LEGACY LAND CO

FOR SALE

IRRIGATED FARM

Nance County, NE

79.38 +/- Acres

OFFERED AT:

\$628,000

ABOUT THIS PROPERTY:

This highly productive irrigated farm is located in Nance County southwest of Fullerton. With 79.38 +/- total acres, 65 are certified irrigated acres and 14.76 are dryland pivot corners. This farm would be a great addition to your current land base or an investment. This farm has a close proximity to multiple grain outlets to market grain.



More About this Property:

The farm is currently irrigated with a pivot owned by the adjacent land owner. The irrigation well is registered in the Lower Loup NRD. The well has a 6 inch diameter pump powered by a John Deere 4045 diesel power unit pumping 500 gallons per minute. The ground is consisting of mostly Thurman loamy fine sand soils with 2-6 percent slope. This farm is gently rolling.

Directions: South of Fullerton, Nebraska on Hwy 14 4 miles to South 590th St, then west on South 590th St 2 1/4 miles.

Legal Description: Fractional W 1/2 of SE 1/4 of 5-15-6 WEST NEWMAN 105 Nance County, Nebraska

Taxes: \$3,369.08

Income Potential: 65ac x \$300/ac = \$19,500
14.76ac x \$160 = \$2,347.20

Possession available for 2024 and if not sold by April 1st seller will farm the land

FEATURES:

- 79.38 +/- acres
- Highly productive farm
- 65 certified irrigated acres
- Close proximity to multiple grain outlets
- Thurman loamy fine sand soils
- Income potential

NANCE COUNTY, NEBRASKA



Map Nance County Irrigated 80

Nance County Irrigated 80 79.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6703	Thurman loamy fine sand, 2 to 6 percent slopes	79.1	99.65	0	31	4e
6845	Ortello fine sandy loam, 3 to 6 percent slopes	0.28	0.35	0	45	3e
TOTALS		79.38(*)	100%	-	31.05	4.0

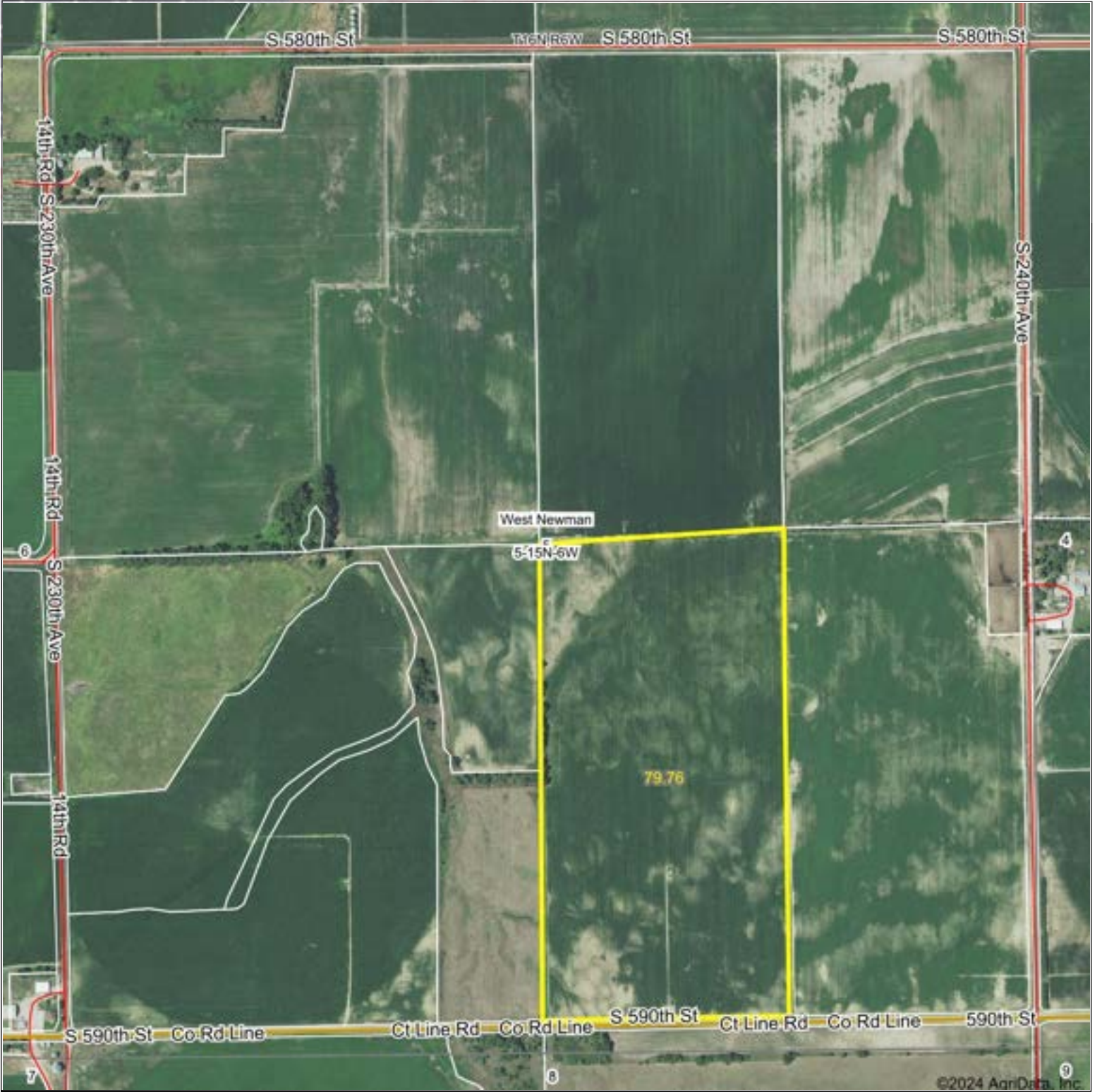
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



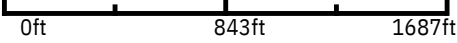
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Boundary Center: 41° 17' 49.14, -98° 1' 43.99



5-15N-6W
Nance County
Nebraska



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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About the Agent:

Born in Silver Creek, Nebraska, Chet Ziemba has been involved with agriculture since he was a young boy. Growing up on a family farm with livestock and row crop production, his early memories include chores before and after school as well as field work where he never hesitated to jump in the tractor. He attended Nebraska College of Technical Agriculture in Curtis, Nebraska, obtaining his associates degree in diversified agriculture. Upon graduation he returned home to Silver Creek to join the farming operation. His experience in farming and crop production is an asset for both buyers and sellers in land sales.



In his free time, Chet enjoys air boating Nebraska's waterways and Husker athletics, especially Husker football.

CHET ZIEMBA , LAND AGENT



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