



AMERICAN LEGACY LAND CO

FOR SALE

IRRIGATED FARM

Buffalo County, NE

80 +/- Acres

OFFERED AT:

\$920,000

ABOUT THIS PROPERTY:

Investment opportunities in high quality irrigated farm land in central Nebraska do not last long. This 80 +/- acre farm is made up of Detroit Silt loam soils and is almost perfectly flat. This farm is irrigated by an 8" electric irrigation well that is registered to pump 1000 gallons per minute a swing arm pivot (owned by tenant), and a 6" electric irrigation well pumping 400gpm. This property includes ownership of both irrigation wells. Utilizing both well allows this farm to be almost 100% irrigated.

More About this Property:

This is a very highly productive row crop farm located in a very progressive and competitive market. The seller is requesting a lease back for the 2025 farming season and terms are to be negotiated at the time of contract. Located on the east side of Willow Rd ¼ of a mile north of 130th Rd and 1.5 miles north and 1 mile west of Shelton, Nebraska.

Don't miss the opportunity to grow your legacy and invest in a very solid farm!

Legal Description: N1/2 of SW1/4 of 26-10N-13W Buffalo County, NE

Well and Irrigation Data:

Well on pivot: 8" 1000 gallons per minute with a static level of 32 feet and a pumping level of 45 feet with a total well depth of 205 feet.

Gravity well in NW corner: 6" well pumping 400 gallons per minute with a static level of 33 feet and pumping depth of 45 feet with a total well depth of 54 feet.

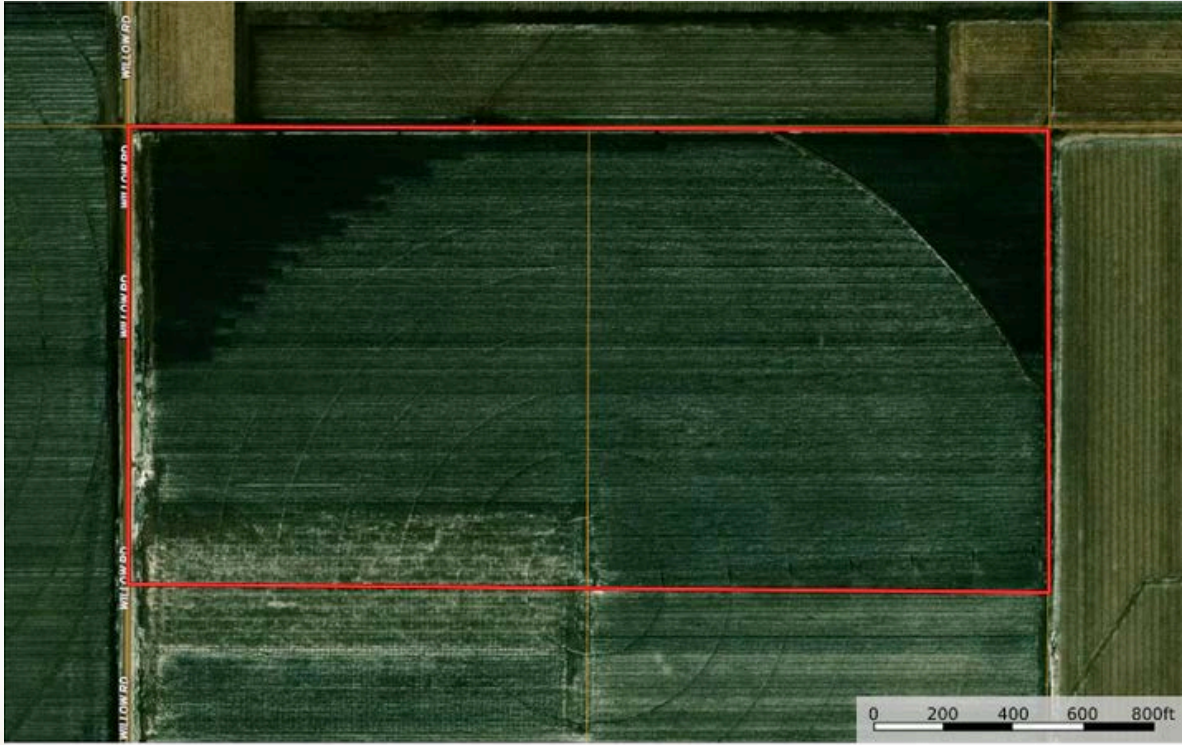
Income Potential: \$32,000.00

Leased for 2025

FEATURES:

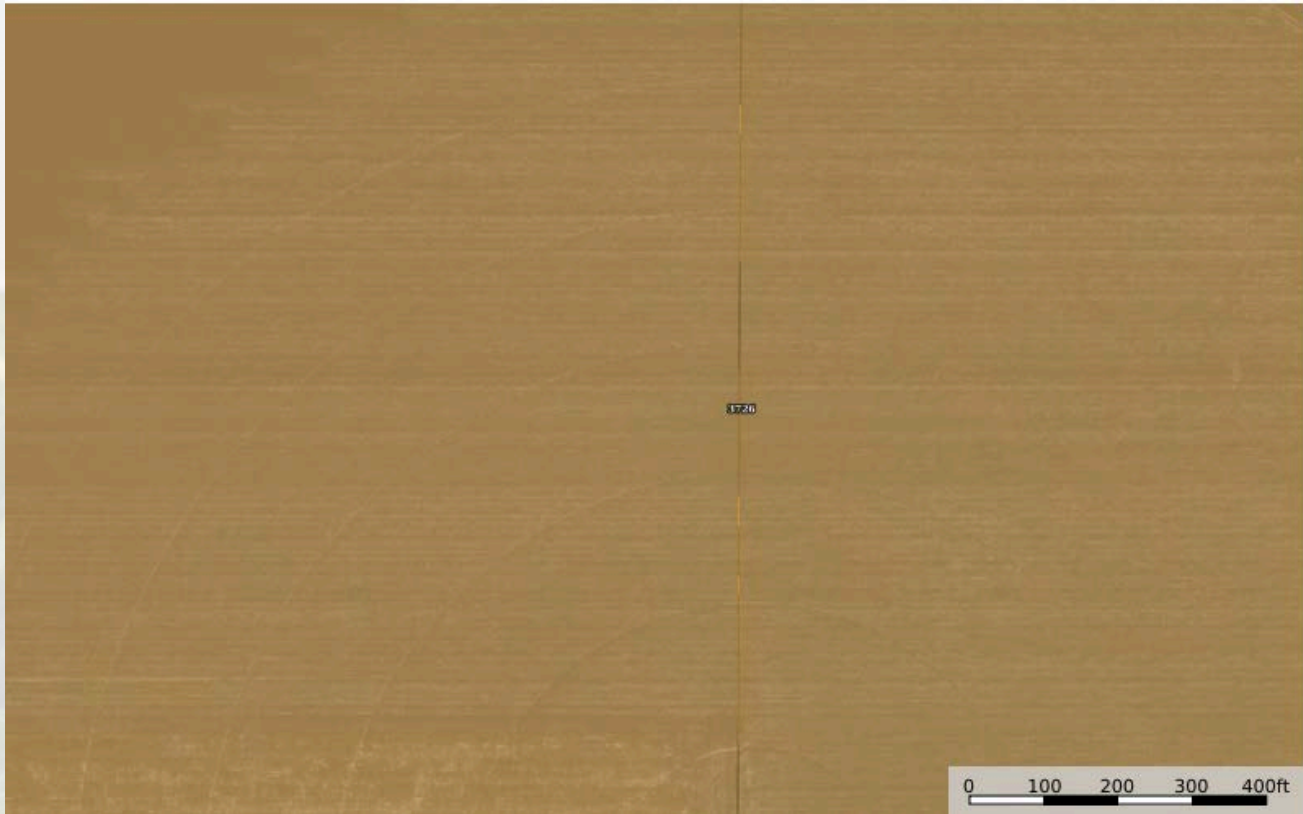
- 80 +/- acres
- 80 tillable acres
- 2 electric wells
- Great location close to end users and elevators
- Well-maintained county roads
- Flat topography with good soils

BUFFALO COUNTY, NEBRASKA



HELPING YOU BUY
AND SELL LAND





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3726	Detroit silt loam, 0 to 1 percent slopes	79.34	100	0	61	2c
TOTALS		79.34(*)	100%	-	61.0	2

(*) 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.



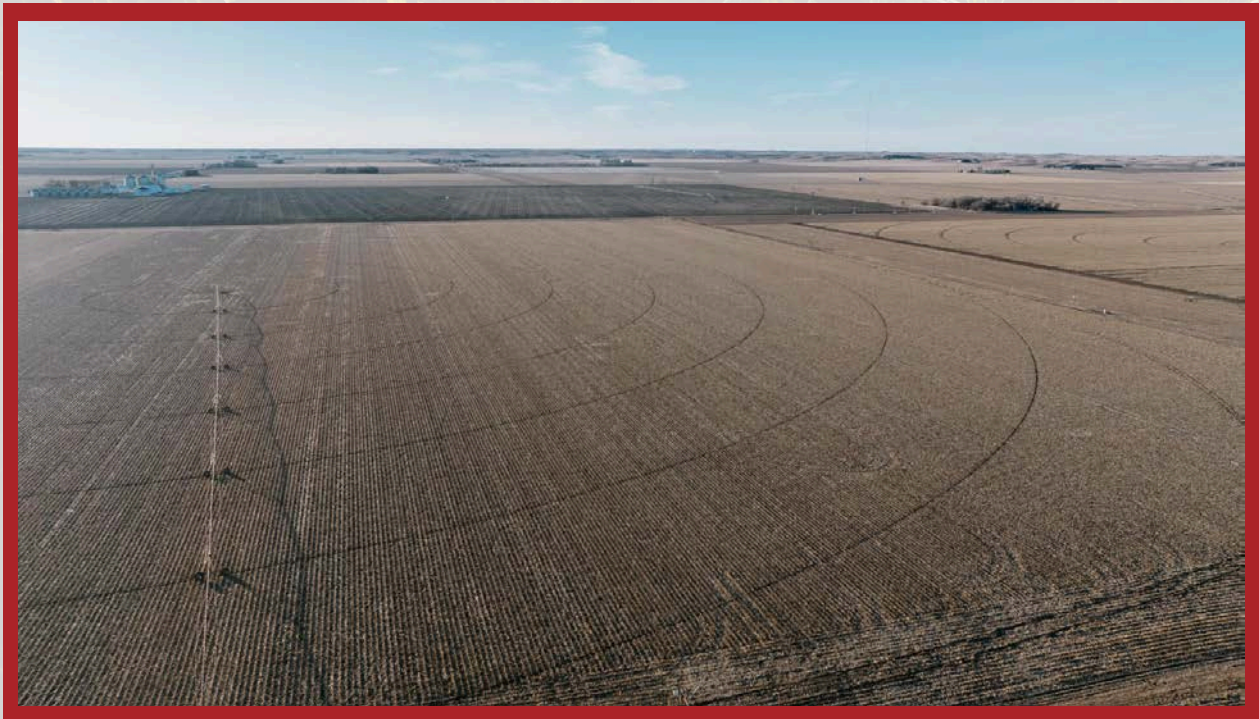
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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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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

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

VICE PRESIDENT
AMERICAN LEGACY LAND CO.
308-991-9544
Nick@AmericanLegacyLandCo.com