



**AMERICAN
LEGACY
LAND CO**

FOR SALE

PRODUCTIVE DRY LAND FARM

Perkins County, NE

318 +/- Acres

OFFERED AT:

\$575,000

ABOUT THIS PROPERTY:

Located South of Big Springs, Nebraska close to multiple end users and grain handling facilities, this is the perfect farm to expand your operation, add to your investment portfolio, or build your dream home out in the country. This 318 +/- acres of tillable cropland is being offered for sale. Made up of Altvan and Kuma Loam soils, this non-irrigated ground has been in a rotation of wheat, sorghum, and corn. Bordered by well-maintained county gravel roads to the south, access is easy and convenient to get to and from the field efficiently. Don't miss your opportunity to add this 318 +/- acre farm to your existing operation or investment portfolio.



More About this Property:

Productive Dry Land Farm

Farm/Crop ground -Dry land farm in a corn, sorghum, and wheat rotation.

Directions: Located South and East of Big Springs, NE on the north side of County Road 769

Legal Description: E1/2 of Section 28-12-41 Perkins County, NE.

Taxes: \$3,383.24

Income Potential: \$25,500.00

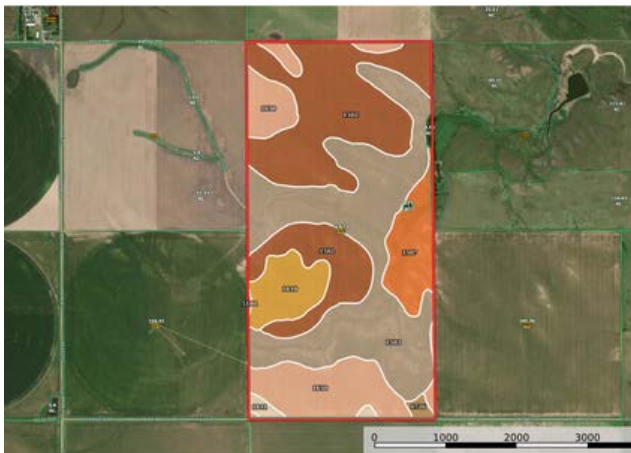
Available for 2024

Give Nick Wells (308)-991-9544 or Bryan North (308)-325-2858 with any questions or to schedule your private showing.

FEATURES:

- 318 +/- acres
- Productive dryland farm
- Close proximity to a grain elevator
- Electricity on property line
- Bordered by well-maintained county roads

PERKINS COUNTY, NEBRASKA



Boundary 314.06 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|---------------|--|--------------|-------------|----------|--------------|-------------|
| 1503 | Altvan loam, 3 to 6 percent slopes | 111.25 | 35.42 | 0 | 34 | 4e |
| 1502 | Altvan loam, 1 to 3 percent slopes | 104.67 | 33.33 | 0 | 44 | 3e |
| 1650 | Kuma loam, 0 to 1 percent slopes | 50.85 | 16.19 | 0 | 58 | 2c |
| 1507 | Altvan-Dix complex, 6 to 30 percent slopes | 22.45 | 7.15 | 0 | 31 | 6e |
| 1810 | Satanta loam, 0 to 1 percent slopes | 19.61 | 6.24 | 0 | 59 | 2e |
| 1811 | Satanta loam, 1 to 3 percent slopes | 3.01 | 0.96 | 0 | 60 | 2e |
| 1726 | Rosebud loam, 1 to 3 percent slopes | 1.93 | 0.61 | 0 | 38 | 3e |
| 5104 | Alliance silt loam, 0 to 1 percent slopes | 0.29 | 0.09 | 0 | 56 | 2c |
| TOTALS | | 314.0 | 100% | - | 42.86 | 3.33 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to round-off errors between the sum of each acreage soil and the total area of the parcel.



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AND SELL LAND**



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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
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