



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**NORTHERN NEBRASKA
PIVOTS**

Holt & Rock County, NE

2560 +/- Acres

OFFERED AT:

\$13,250,000

ABOUT THIS PROPERTY:

Located in Holt and Rock Counties in North Central Nebraska are 2560 +/- acres of irrigated crop land. Traditionally growing corn and soybeans, these farms, with unrestricted irrigation and their location with ease of access, will make expanding your operation an easy decision.



More About this Property:

Split into two parcels. Parcel 1 in Holt County, two miles North of Stuart, consists of 1280 +/- flat to slightly rolling acres with 1052 +/- of those irrigated by 8-2013 Valley Center Pivots and 8 Natural Gas Power units.

Parcel 2 is located in Rock County, north and east of Bassett, consists of 1280 +/- flat to slightly rolling acres with 1043 +/- of these acres being irrigated by 8-2005 Valley Center Pivots and electric well motors. There are also 6 submersible wells, giving it a total of 14 wells.

With each irrigation well pumping between 700 and 900 gallons per minute, you always have adequate water to irrigate at all times of the growing season. Being located in the Upper Elkhorn Natural Resource District, there are no restrictions on pumping or irrigation.

The sellers will put \$30,000.00 towards improvements on the farms made by the purchaser within the first 6 months of closing. Funds will be held in escrow and paid as improvements are made in order to allow the new owner to make this farm their own and set it up how they best see fit.

P1: 1280 +/- Acres in Holt County North of Stuart, Nebraska

P2: 1280 +/- Acres in Rock County North of Bassett, Nebraska

Directions:

Parcel #1 From Stuart, go two miles north on 467th Avenue.

Parcel #2 From Bassett, go north on Hwy 7 for 4 miles, then turn east on 885th Rd and continue 4 miles. The property will be on the north side of the road.

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Legal Description:

Stuart TWP; NW 1/4 24-31-16 160 AC Holt County

Stuart TWP; NE 1/4 24-31-16 160 AC Holt County

Stuart TWP; S 1/2 24-31-16 320 AC. Holt County

Stuart TWP; S 1/2 23-31-16 320 AC Holt County

Stuart TWP; NE 1/4 13-31-16 160 AC Holt County

Stuart TWP; SE 1/4 12-31-16 160 AC. Holt County

Section 8-31-18 ALL 640 AC Rock County

Section 17-31-18 ALL 640 AC Rock County

Taxes:

Holt County: \$38,137.00

Rock County: \$27,019.00

Total: \$65,156.00

Income Potential: The income on this farm has been conservatively estimated at \$500,000.00 per year. At an estimated cash rent of \$230.00 per irrigated acre, income on the irrigated acres of this farm will be \$481,850.00. There is also income potential on the dryland acres with hay production and farming valued at \$18,150.00.

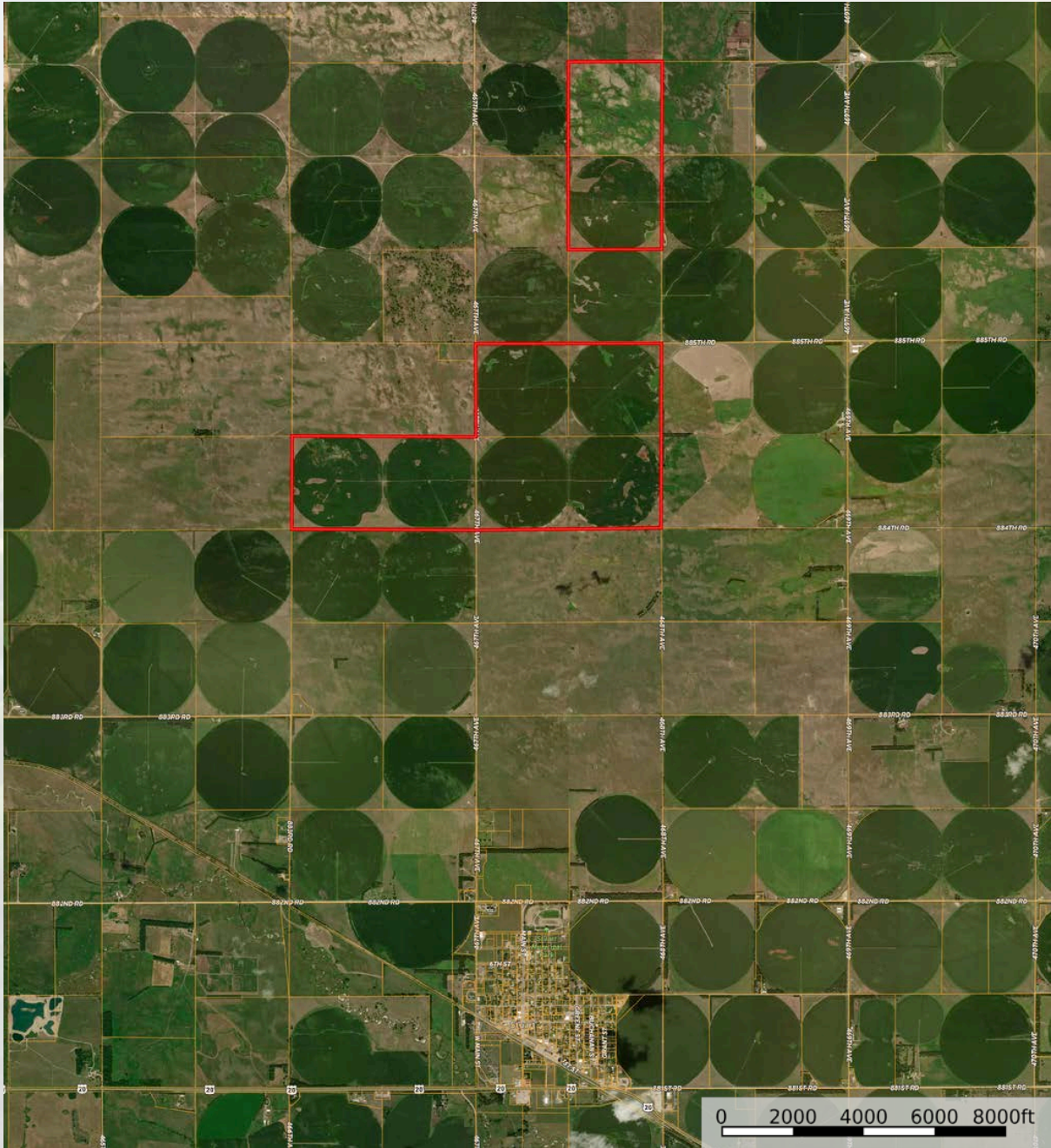
FEATURES:

- 2560 +/- Total acres
- 16 Valley Center pivots
- 8 Electric well motors
- 8 Natural gas power units
- 2 contiguous parcels over the top of the Ogallala Aquifer
- Unrestricted water and irrigation
- Low taxes



HOLT COUNTY, NEBRASKA

Gladstone Rock and Holt Counties
Nebraska, 2560 AC +/-



 Boundary





1055.99 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CP	NCCP	CAP
4791	Valentine fine sand, 3 to 9 percent slopes	331.31	31.37	0	22	6e
4370	Libory loamy fine sand, 0 to 3 percent slopes	269.61	25.53	57	49	3e
4656	Ipaga-Tryon complex, 0 to 3 percent slopes	203.69	19.29	46	25	6e
4888	Valentine-Tryon fine sands, 0 to 24 percent slopes, moist	80.65	7.64	0	9	6e
4641	Ipaga fine sand, 0 to 3 percent slopes	30.89	2.93	53	25	6e
4746	Tryon loamy fine sand, 0 to 3 percent slopes	23.22	2.2	0	23	5w
6636	Boelus loamy fine sand, 0 to 2 percent slopes	18.56	1.76	0	56	3e
4796	Valentine fine sand, 9 to 25 percent slopes	18.01	1.71	14	23	6e
4662	Loup fine sandy loam, 0 to 1 percent slopes	17.91	1.7	30	26	5w
4542	Els-Ipaga complex, 0 to 3 percent slopes	17.25	1.63	0	26	6w
4669	Loup fine sandy loam, frequently ponded	15.37	1.46	0	6	5w
4781	Valentine fine sand, 0 to 3 percent slopes	11.51	1.09	0	25	6e
6637	Boelus loamy fine sand, 2 to 6 percent slopes	11.23	1.06	0	56	3e
4450	Blown-out land-Valentine complex, 0 to 60 percent slopes	3.87	0.37	0	2	7e
3252	Meadin sandy loam, 0 to 2 percent slopes	2.6	0.25	0	34	6s
4691	Marlake mucky peat	0.31	0.03	6	2	8w
TOTALS		1055.99(*)	100%	25.73	29.45	5.1

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'



Forestry



Limited



Moderate



Intense



Very Intense



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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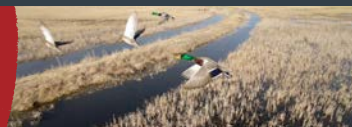
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED



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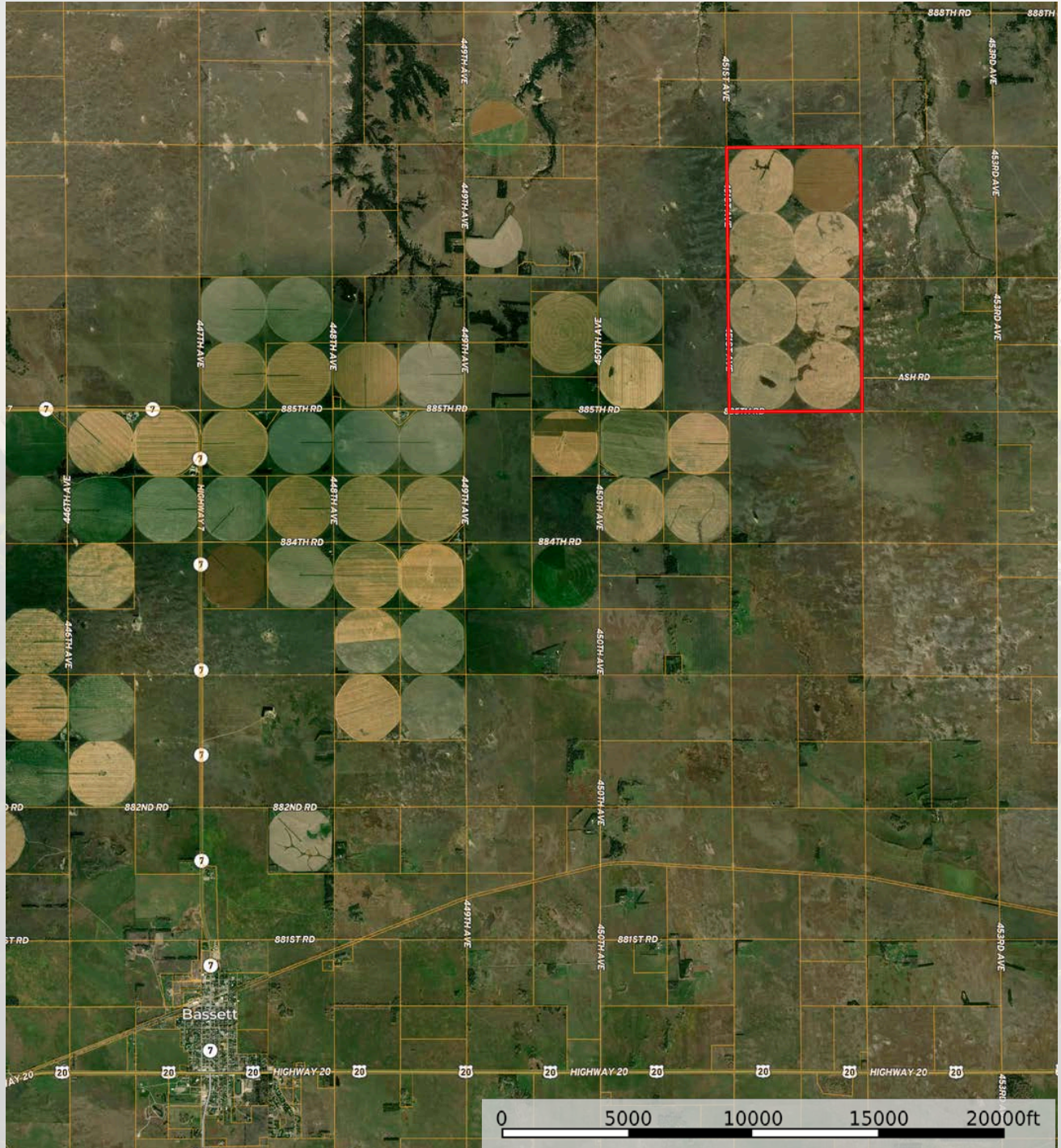
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**HELPING YOU BUY
AND SELL LAND**



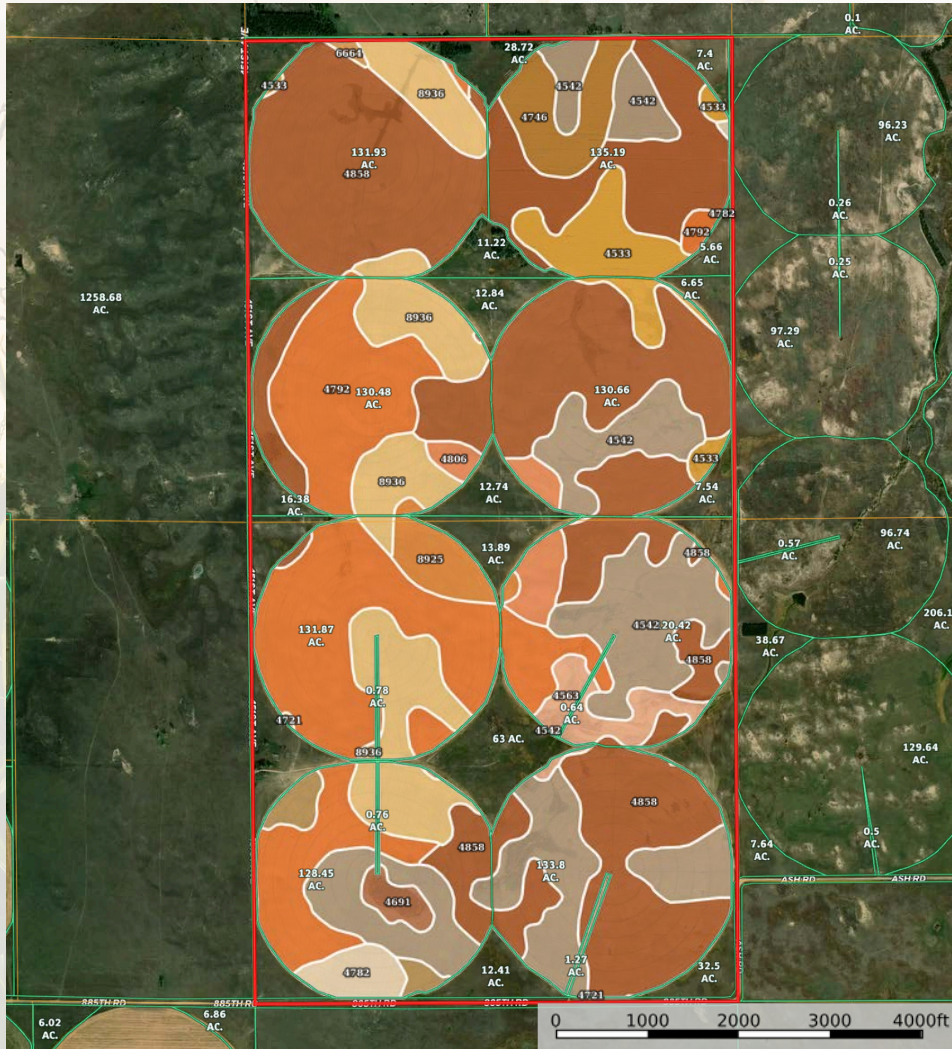
ROCK COUNTY, NEBRASKA

Gladstone Rock and Holt Counties
Nebraska, 2560 AC +/-



Boundary





1041.87 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	408.4 1	39.2	0	29	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	203.7	19.55	0	31	6e
4542	Els-lpage complex, 0 to 3 percent slopes	173.6 2	16.66	0	26	6w
8936	Simeon-Meadin complex, 0 to 9 percent slopes	107.3 3	10.3	0	30	6s
4533	Els loamy sand, 0 to 3 percent slopes	37.76	3.62	0	30	4w
4746	Tryon loamy fine sand, 0 to 3 percent slopes	26.37	2.53	0	23	5w
4563	Els-Tryon complex, 0 to 3 percent slopes	19.12	1.84	21	27	4w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	18.23	1.75	0	25	6e
8925	Simeon loamy sand, 0 to 3 percent slopes	17.11	1.64	0	25	6s
4782	Valentine fine sand, 0 to 3 percent slopes, moist	12.29	1.18	0	31	6e
4721	Pivot loamy sand, 0 to 3 percent slopes	9.25	0.89	0	33	4e
4691	Marlake mucky peat	7.29	0.7	6	2	8w
6664	Brunswick-Longpine loamy sands, 3 to 11 percent slopes	1.39	0.13	0	28	4e
TOTALS		1041. 87(*)	100%	0.43	28.58	5.86

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water



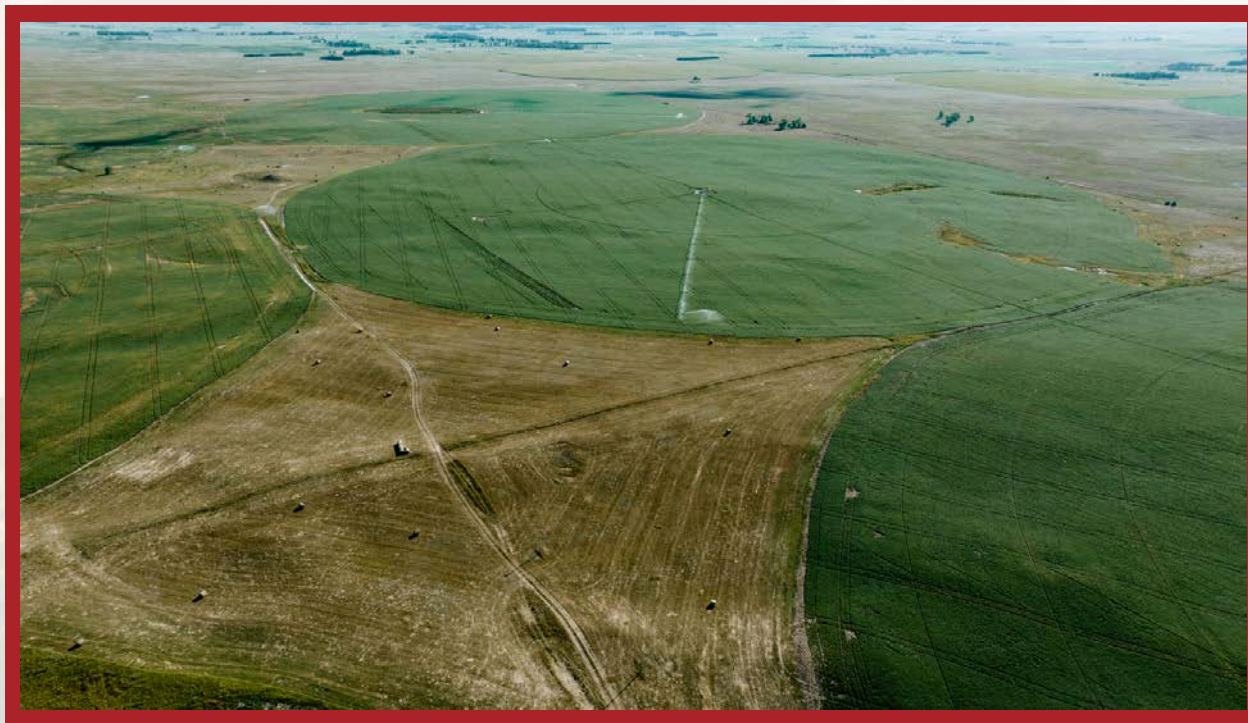
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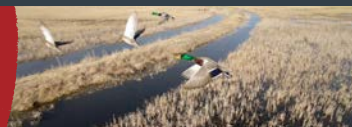
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Listing Agents:

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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