



AMERICAN LEGACY LAND CO

FOR SALE

IRRIGATED FARM

Lincoln County, NE

160 +/- Acres

OFFERED AT:

\$1,200,000

ABOUT THIS PROPERTY:

If you are looking to expand your farming operation, you need to give this Lincoln County irrigated farm a very close look. Consisting of 160+/- total acres, this parcel is located on the west side of Parker Rd., 5 miles southwest of Wallace, Nebraska. From Wallace, go 4 miles south on Highway 25 to Padgett Rd. and turn west. Then go 3 miles to Parker Rd and another mile south, the farm will be on the west side of the road. It is conveniently located on a nice county maintained road with great accessibility to get your crops out of the field and to the elevator efficiently.

More About this Property:

There are 135.1 irrigated acres on this farm. The farm is irrigated by a Valley center pivot and an electric irrigation well. The farm has a 57.2 NCCPI rating. Soils are predominantly Keith silt loam with 3 to 6 percent slopes, and Holdrege and Uly silt loams with 7 to 11 percent slopes.

There is one active irrigation well on the farm. It has a 9" column with total depth at 530 feet. Static water level is 170 feet and pumping depth is 225 feet. It is registered to pump up to 2,000 gallons per minute. The farm has been in a corn, wheat, and soybean rotation. The farm is open to be farmed for the 2025 growing season.

This has been a highly productive farm with a great location to market and ample water. Don't miss the opportunity to grow your legacy and invest in a very solid farm!

Legal Description: NE1/4 of 17-9-34 Lincoln County, NE

Well and Irrigation Data:

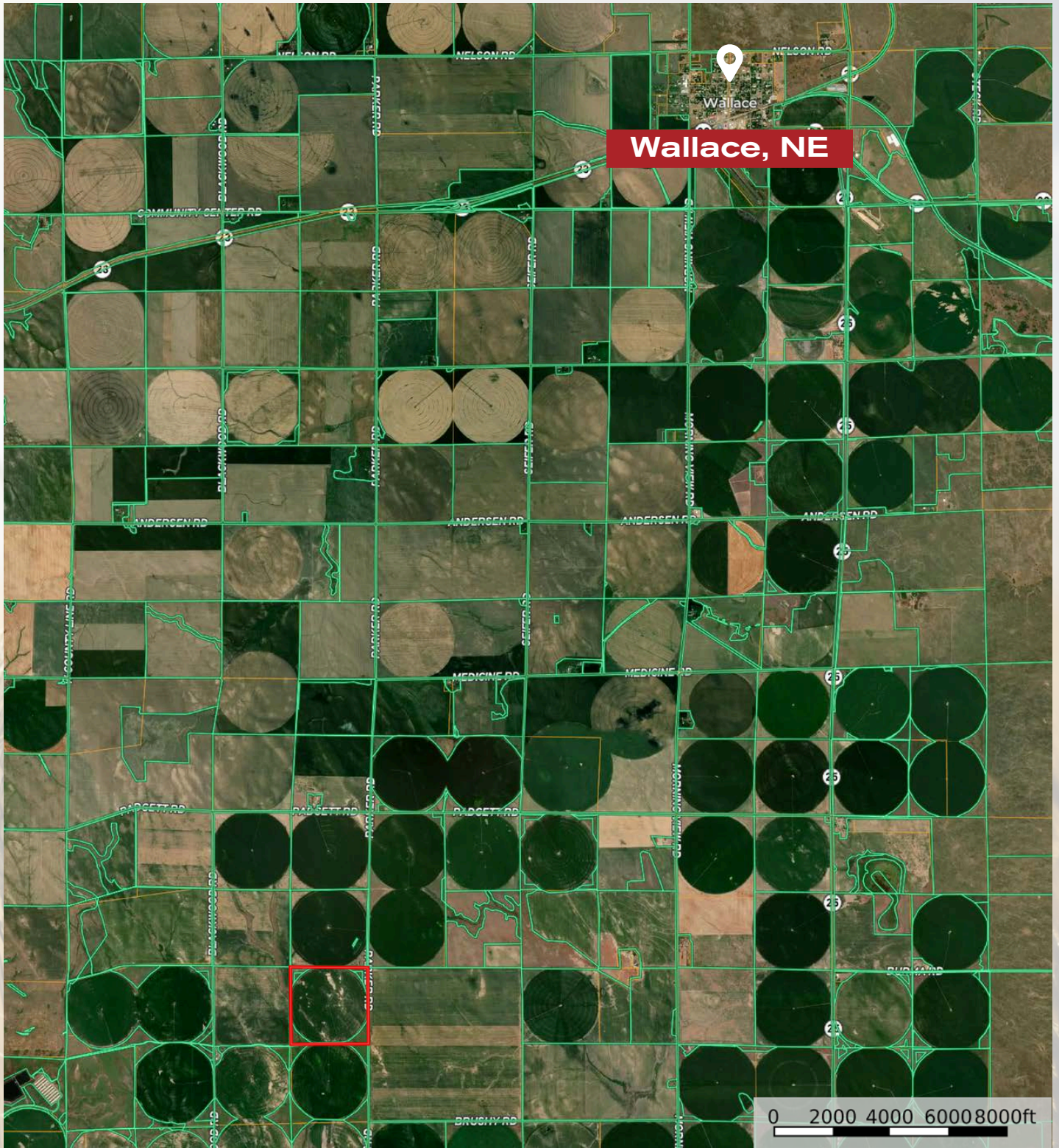
- 9" column with total depth at 530 feet
- Static water level is 170 feet and pumping depth is 225 feet

Taxes: County Parcel ID: Lincoln County 0100175.55, estimated 2025 taxes will be \$5,500.00

FEATURES:

- 160 +/- Acres
- 132 +/- acres under pivot
- Valley center pivot and electric wells
- Well-maintained county roads
- Close proximity to Wallace and paved roads

LINCOLN COUNTY, NEBRASKA



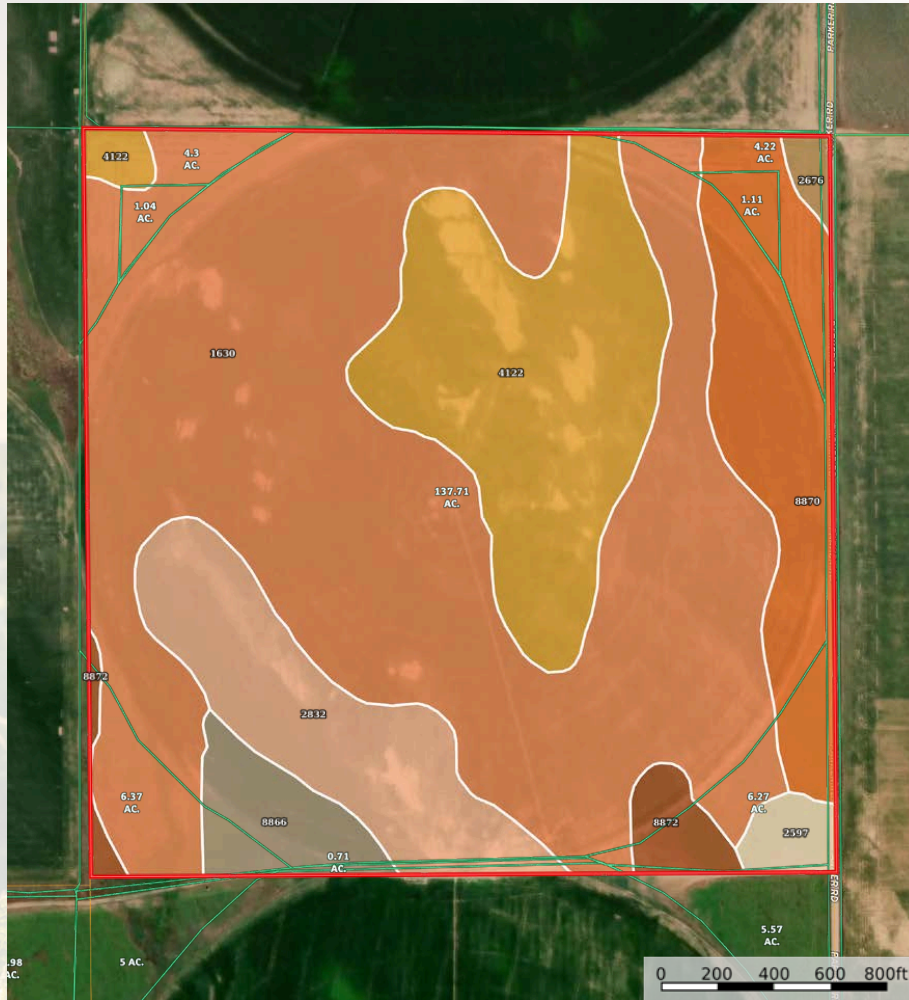
**AMERICAN
LEGACY**
LAND CO

**HELPING YOU BUY
AND SELL LAND**



AMERICAN LEGACY LAND CO





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1630	Keith silt loam, 3 to 6 percent slopes, eroded	90.01	55.7	0	49	3e
4122	Holdrege and Uly silt loams, 7 to 11 percent slopes	27.6	17.08	0	63	4e
8870	Hord silt loam, 1 to 3 percent slopes	17.15	10.61	0	75	2e
2832	Uly-Coly silt loams, 6 to 11 percent slopes	15.36	9.5	0	69	4e
8866	Hord silt loam, 0 to 1 percent slopes, warm	5.35	3.31	0	81	2c
8872	Hord silt loam, 3 to 6 percent slopes	3.27	2.02	0	61	3e
2597	Hersh fine sandy loam, 6 to 11 percent slopes	1.95	1.21	0	48	4e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	0.91	0.56	0	68	3e
TOTALS		161.6 (*)	100%	-	57.45	3.14

(*) 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.



**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



AMERICAN LEGACY

LAND CO





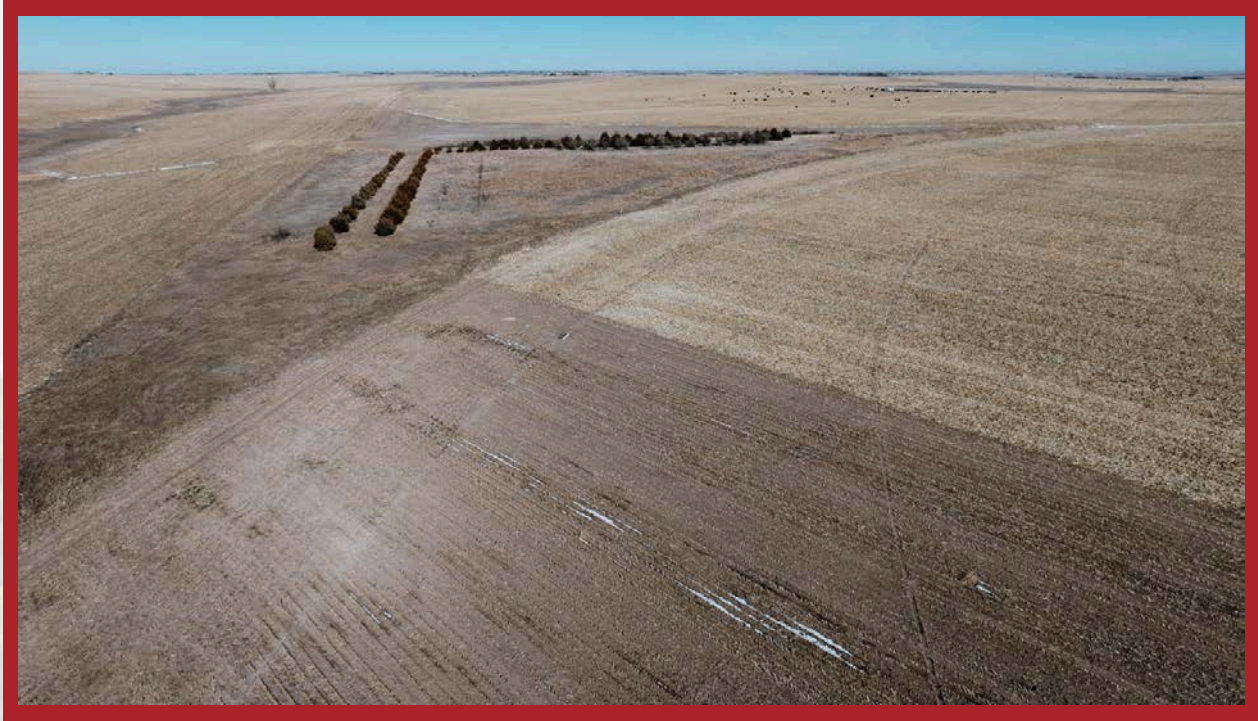
AMERICAN
LEGACY
LAND CO

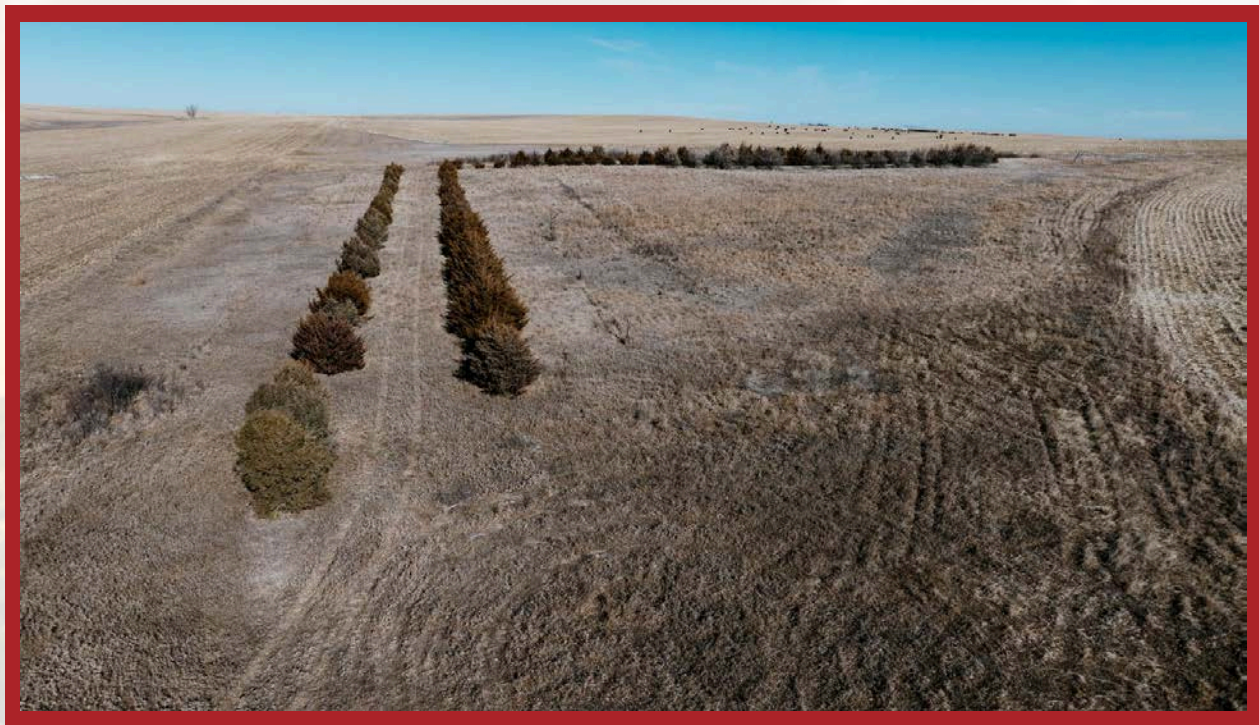
COMMITTED • DETERMINED
TRUSTED



AMERICAN LEGACY

LAND CO





**AMERICAN
LEGACY**
LAND CO

HELPING YOU BUY
AND SELL LAND



AMERICAN LEGACY

LAND CO





**AMERICAN
LEGACY**
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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