

# AMERICAN LEGACY LAND CO

## FOR SALE

### DRYLAND CROP AND PASTURE GROUND

Polk County, NE

**160.3 +/- Acres**

**OFFERED AT:**

**\$900,600**

#### ***ABOUT THIS PROPERTY:***

This newly improved quarter section in Polk County would make a great addition to your operation! Well-situated, approximately 6 miles south of Duncan, NE and close to local grain markets. The property is located at the intersection of R Road and County Road 139. The current owner has recently removed tree rows that used to separate 3 different chunks of dry cropland, making it much easier to farm straight through. Not only has this made the property easier to farm, but it will also add approximately 10 acres of tillable ground.



## More About this Property:

Once all improvements on this property have been finalized, it will feature 105+/- dryland crop acres and 50+/- acres of pasture ground. The pasture offers a seasonal pond and cedar tree removal has recently taken place. The crop ground is currently leased for the 2024 season, while the pasture will remain idle unless the owner decides to graze it. A tree line remains on the north side of the property for a windbreak during the early winter months when cattle are on the stalks. Debris and a few rundown buildings were also removed from the old farmstead during the cleanup of this property.

Directions: From Hwy 30, turn south out of Duncan on S Main St/287 Ave. Road will transition into Q Blvd. Turn east on Island Road for approx. 1/2 mile then turn south on R Road for 3 miles. Property is located at NE corner of County Rd 139 and R Road and will be marked with sign.

Legal Description: 1-15-2 NE1/4 Polk County, NE

Taxes: \$4,685.48

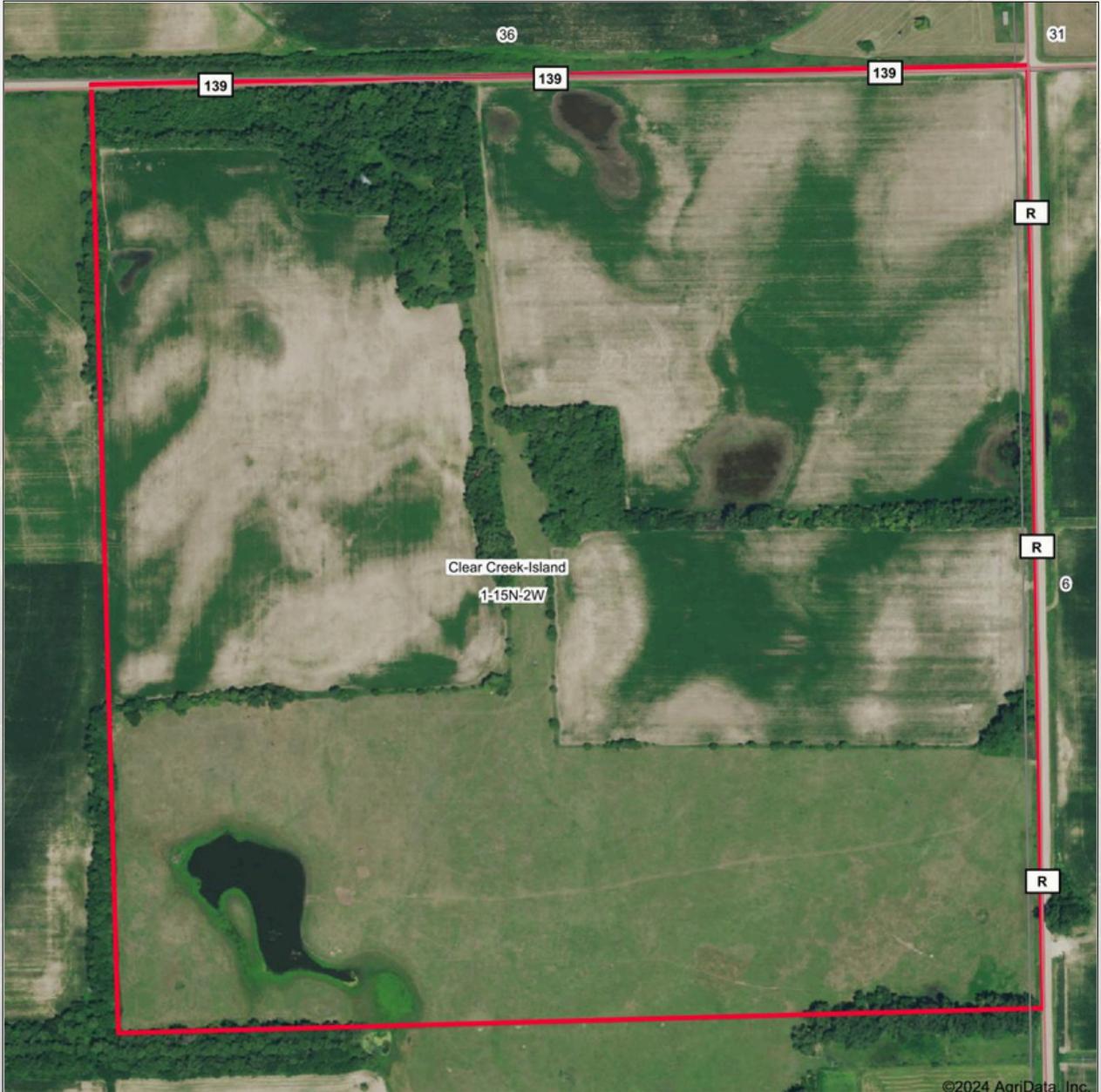
Income Potential: \$215/ tillable acre (only paying on 90 acres for current year)

Currently leased for 2024

## FEATURES:

- 105 +/- acres of dryland
- 50 +/- acres of pasture
- Seasonal pond in pasture
- Easy access from 2 sides via county roads
- Close proximity to local markets
- Located approximately 6 miles south of Duncan, NE
- Recent tree removal
- Leased for 2024

# POLK COUNTY, NEBRASKA



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Boundary Center: 41° 18' 16.5, -97° 29' 17.64

0ft 440ft 879ft

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Maps Provided By:

 **surety**  
CUSTOMIZED ONLINE MAPPING

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**1-15N-2W**  
**Polk County**  
**Nebraska**



4/22/2024



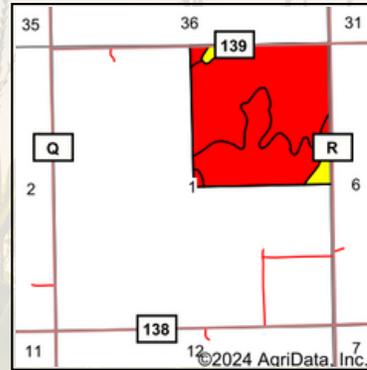
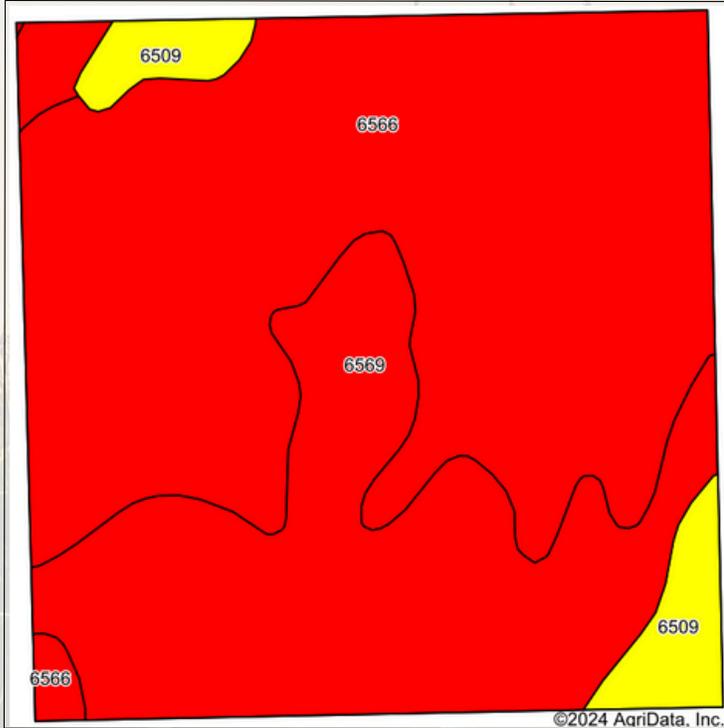
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AND SELL LAND**



# POLK COUNTY, NEBRASKA

## Soils Map



State: **Nebraska**  
 County: **Polk**  
 Location: **1-15N-2W**  
 Township: **Clear Creek-Island**  
 Acres: **160**  
 Date: **4/14/2024**



Area Symbol: NE143, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Overall	*n NC Co			
6566	Thurman loamy sand, 0 to 6 percent slopes	97.66	61.0%		IVe	IVe	3663	35	3		55		55		28	41				
6569	Thurman loamy sand, 6 to 11 percent slopes	53.76	33.6%		VIe	IVe	3663	33	2	3	62	124	42	99	19	40				
6509	Blendon fine sandy loam, 1 to 3 percent slopes	8.58	5.4%		IIE	IIE	3060	67								54				
Weighted Average						4.56	3.89	3630.7	36	2.5	1	54.4	41.7	47.7	33.3	23.5	*n 41.4	*n		

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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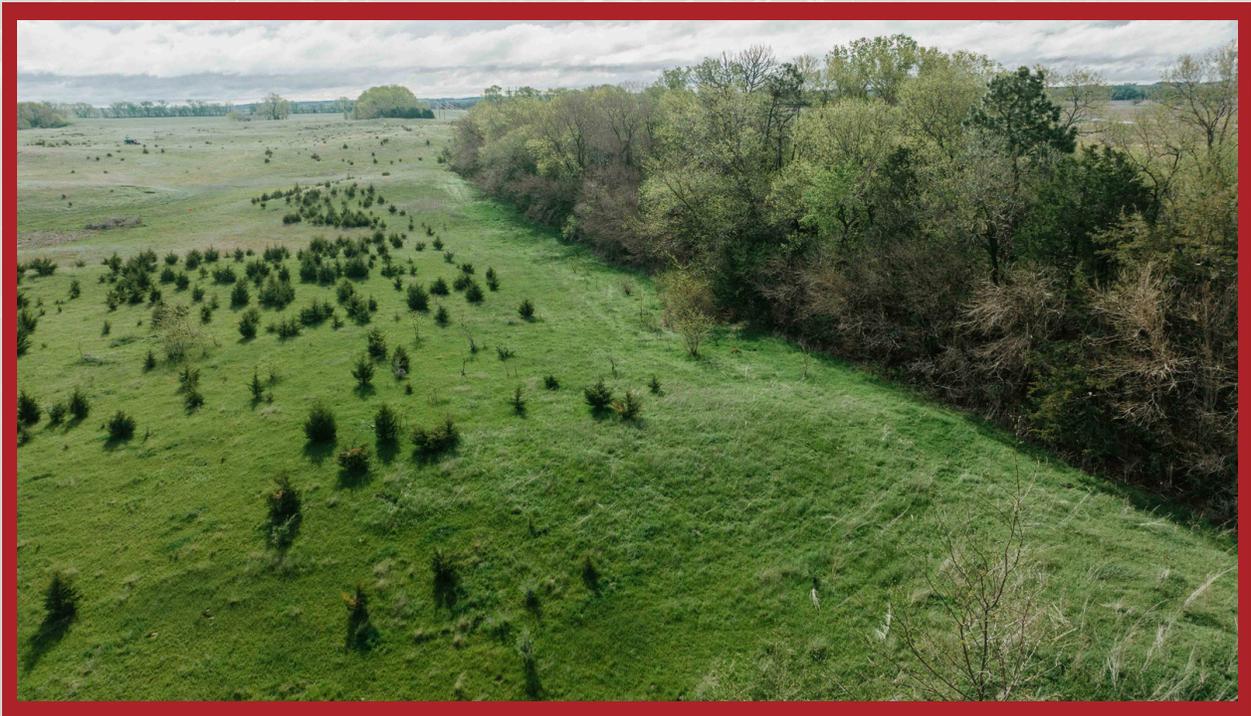
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## About the Agent:

Wyatt Olson was raised on a small farm in Broken Bow, Nebraska where he developed a strong work ethic and passion for the outdoors. With roots in the Sandhills, he is very familiar with the farm and ranch communities he serves.

Wyatt has a diverse background with over 20 years in sales and customer service. He takes pride in building long lasting relationships with customers. Wyatt has specialized in land real estate sales for almost 4 years and has helped his clients buy and sell properties of all types across Nebraska and parts of Kansas. He is a licensed agent in Nebraska and Kansas with the intent of becoming licensed in other states to better serve his clientele. Prior to his career in land sales, Wyatt was an Account Manager representing capital medical imaging equipment in greater Nebraska was highlighted by earning the coveted company award for accountability. He developed a love for the mountains during his time managing a five state territory (NE, WY, ND, SD, MT) for a company leading the market in educational materials. Wyatt earned a bachelor's in Industrial Distribution from the University of Nebraska-Kearney, while working in the archery department at Cabela's.

As a land agent, Wyatt focuses on establishing an exceptional customer relationship built on honesty and respect. He draws on his strong communication and negotiation skills to get the job done.

In his spare time, Wyatt enjoys spending time with family and friends, scouting land, fishing, hunting, and Husker athletics. He is passionate about bowhunting for turkeys, deer, and pursuing elk in the mountains. Wyatt and his wife, Adrienne, have three children and a yellow lab.



**WYATT OLSON, LAND AGENT**



**308-870-2838**



**Wyatt@AmericanLegacyLandCo.com**