



# AMERICAN LEGACY LAND CO



## FOR SALE

### DRY LAND FARM

Cass County, NE


## 207 +/- Total Acres

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**OFFERED AT:**

**\$2,877,300**

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



Here's your chance to own a spectacular dryland farm in Cass County, Nebraska. This farm consists of 207 gently rolling, highly productive acres. There are 4 parcels in total. The property is located 1 mile north of Elmwood, NE at the intersection of Highway 1 and Havelock Ave. This farm has great access throughout. The predominant soil type is Yutan silty clay loam with 6 to 11% slopes and a NCCPI of 60.9. The farm is currently planted to corn and soybeans and is open for the 2025 growing season. This property would make a great addition to your existing farm operation or your investment portfolio.



## More About this Property:

The parcel south of Havelock Ave is being surveyed off and the new boundary line will be the tree line. The total acres being sold on this parcel will be 59 +/- acres. The tree line will make up the west part of the property line. The property is available for show by appointment, so contact Tyler Johnson at 402-616-5801 to schedule today.

Directions: Take Highway 1 one mile north from Elmwood to Havelock Ave. One parcel is on the west side of Highway 1. One parcel on the northeast side of Highway 1 and Havelock Ave. One parcel is south of Havelock Ave east of the tree line.

### Legal Description:

Parcel 1 - 04-10-10 E1/2 SE1/4 EXC HWY (76.93) 130105791

Parcel 2 - 03-10-10 S1/2 SW1/4 EXC HWY (71.05) 130105597

Parcel 3 - 10-10-10 N1/2 NW1/4 NW OF RR EXC HWY (76.61) 130106267

Parcel 4 - 10-10-10 N1/2 NW1/4 SE OF RR (.36) 130394839

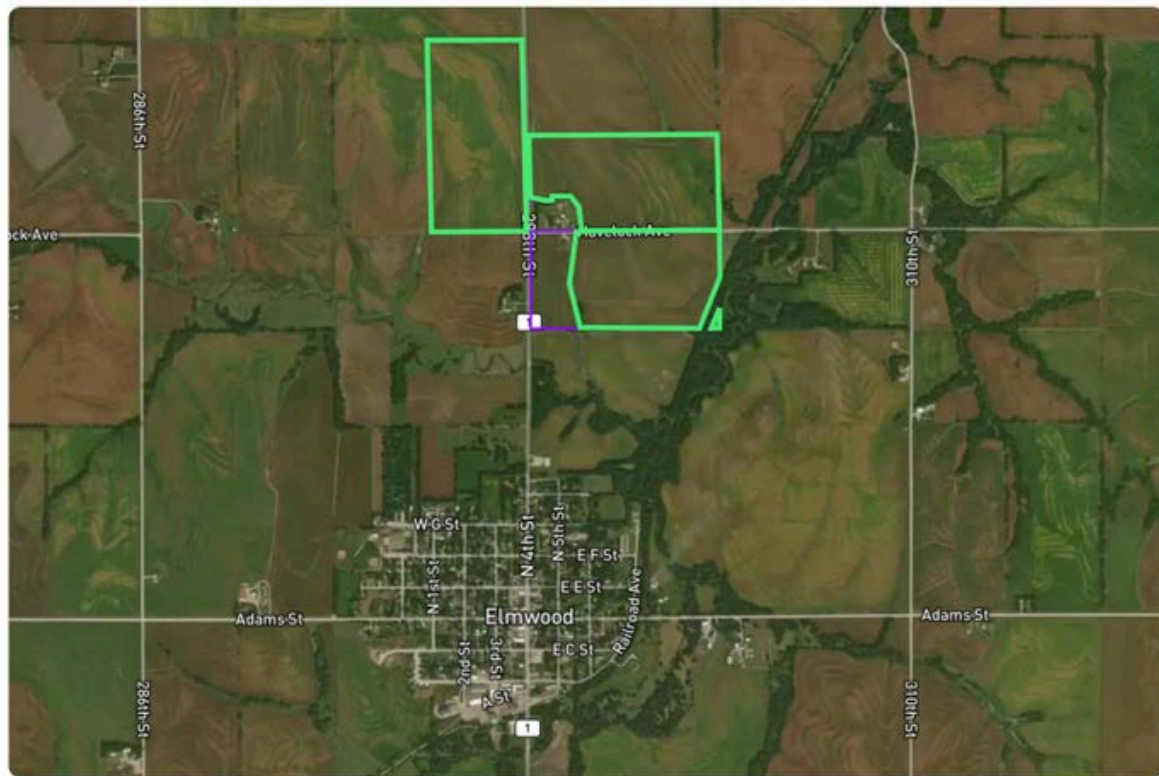
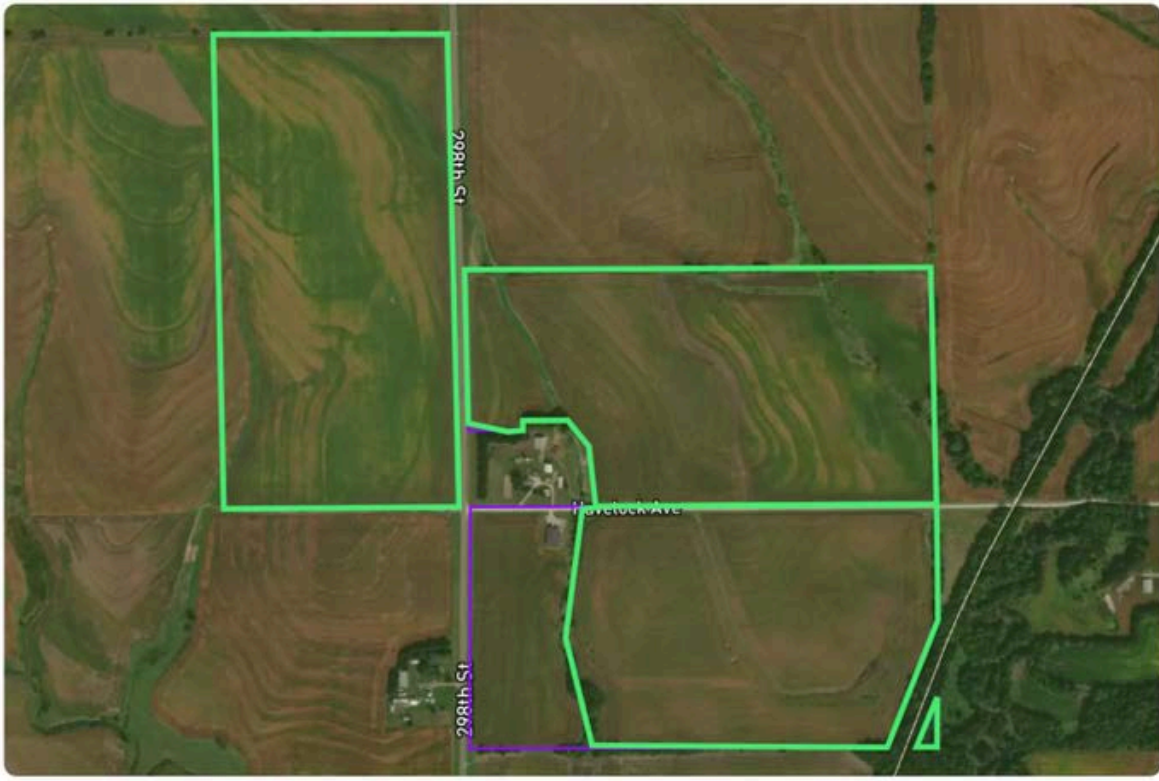
Taxes: \$17,135

## FEATURES:

- 207 +/- total acres
- Highly productive farm
- Great road access
- Highway frontage
- Yutan silty clay loam soil
- Open for the 2025 growing season
- Close to grain elevators



**CASS COUNTY.  
NEBRASKA**

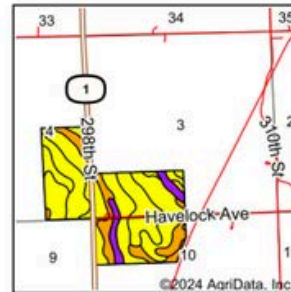
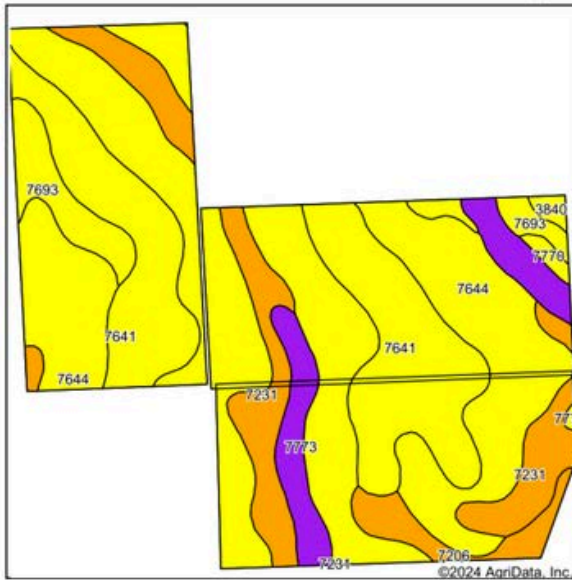


**HELPING YOU BUY  
AND SELL LAND**





# AMERICAN LEGACY LAND CO



State: **Nebraska**  
 County: **Cass**  
 Location: **10-10N-10E**  
 Township: **Stove Creek**  
 Acres: **236.05**  
 Date: **9/17/2024**



Soils data provided by USDA and NRCS.

Area Symbol: NE025, Soil Area Version: 23

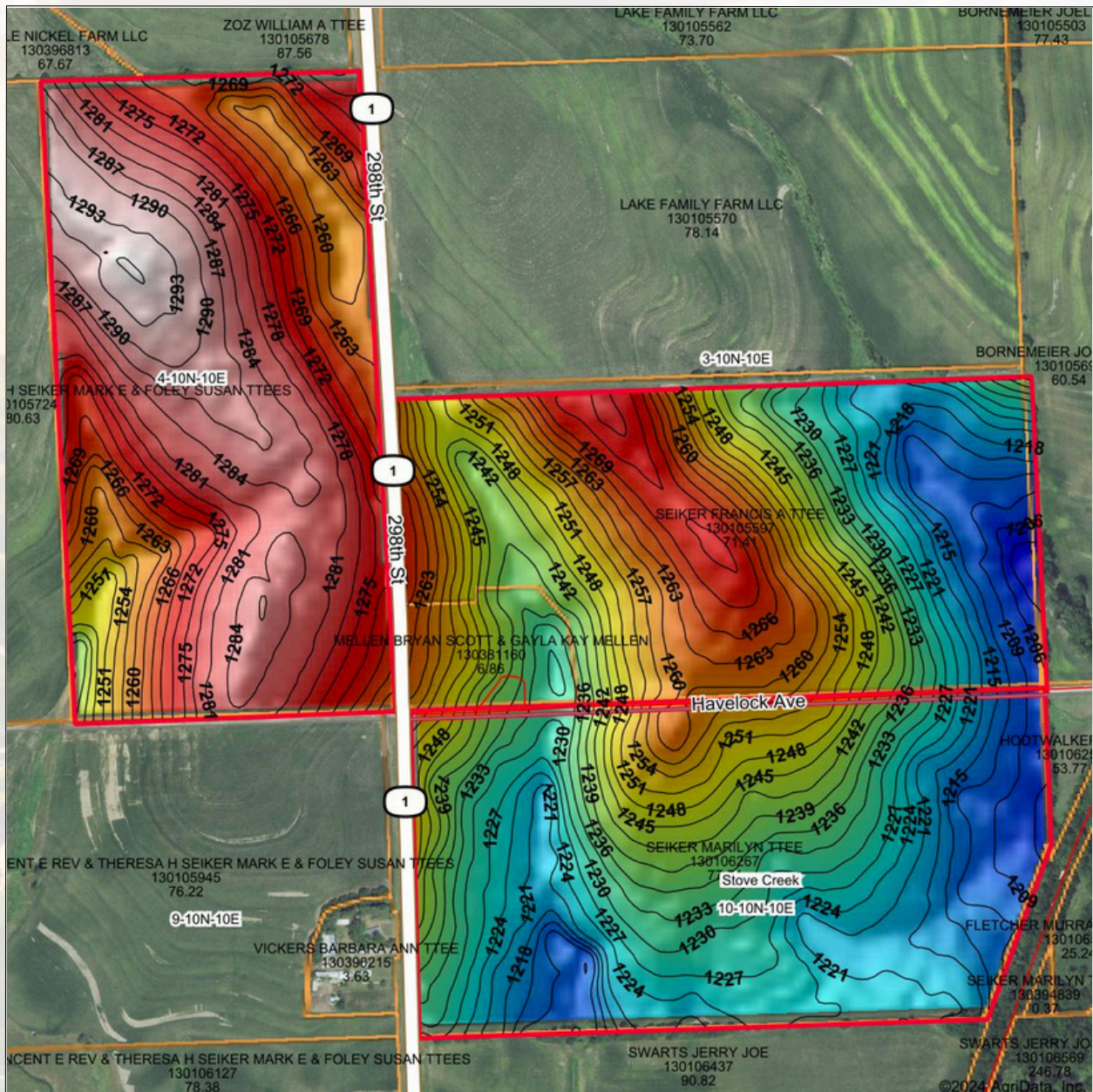
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Orchard/red clover
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	114.00	48.3%		IIIe	IVe	3995	65	3			77	94	68	
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	55.77	23.6%		IIIe	IIIe	3973	69	3			77	94	68	
7231	Judson silt loam, 2 to 6 percent slopes	29.93	12.7%		IIIe		4224	79							
7773	Colo-Nodaway complex, frequently flooded	14.41	6.1%		IIIw		1865	55	5			84		81	
7693	Wymore silty clay loam, 2 to 6 percent slopes	12.51	5.3%		IIIe	IIIe	3750	65							

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	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Orchard/red clover
7206	Aksarben silty clay loam, 2 to 6 percent slopes	6.96	2.9%		IIIe	IIIe	4205	71	4	7		6			
7770	Colo silty clay loam, occasionally flooded	1.40	0.6%		IIIw		4250	67							
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	1.07	0.5%		IVe	IVe	3825	69							
<b>Weighted Average</b>					<b>2.61</b>	<b>*</b>	<b>3882.8</b>	<b>67.3</b>	<b>2.6</b>	<b>0.2</b>	<b>0.2</b>	<b>60.5</b>	<b>67.6</b>	<b>53.9</b>	

\*n: The aggregation method is "Weighted Average using all components"  
 °c: Using Capabilities Class Dominant Condition Aggregation Method  
 \*: Irr Class weighted average cannot be calculated on the current soils data due to missing data.







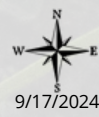
Low Elevation High



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,200.9  
 Max: 1,296.7  
 Range: 95.8  
 Average: 1,249.7  
 Standard Deviation: 24.84 ft

0ft 635ft 1270ft



9/17/2024  
 Boundary Center: 40° 51' 28.6, -96° 17' 29.08

**3-10N-10E**  
**Cass County**  
**Nebraska**



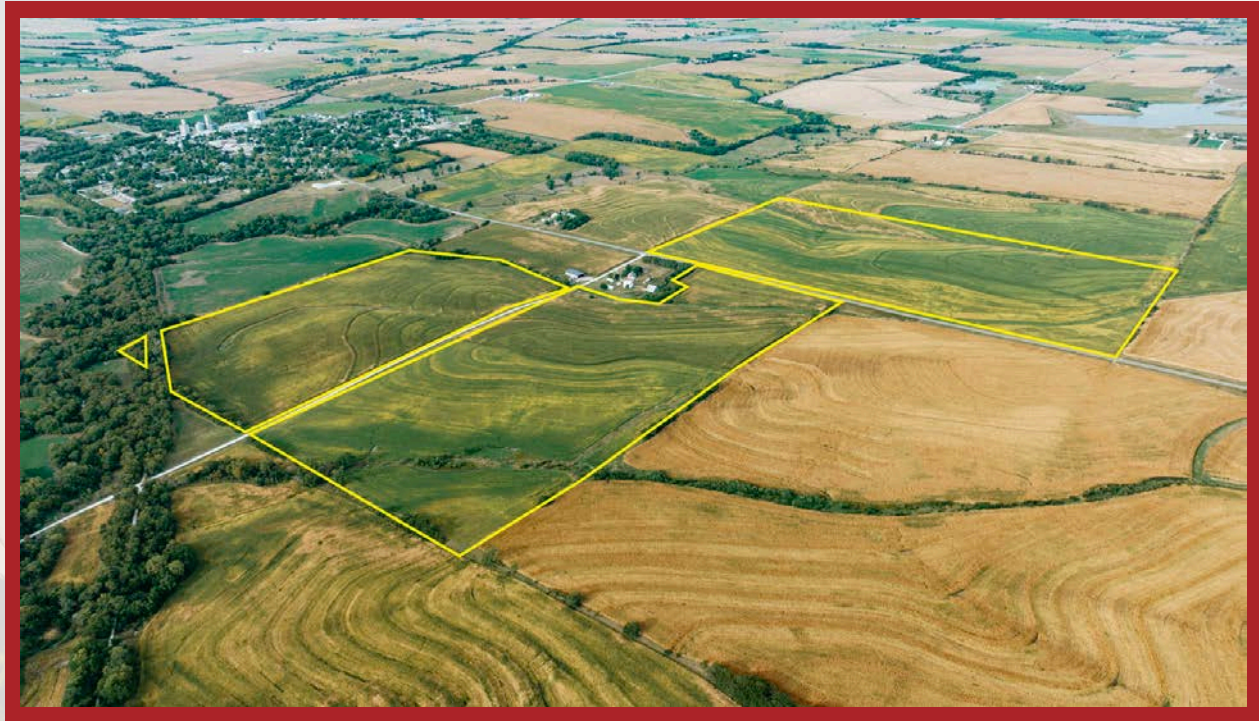
**FARM • RANCH • RECREATION**  
**HUNTING • DEVELOPMENT**





# AMERICAN LEGACY

LAND CO







**AMERICAN**  
**LEGACY**  
LAND CO

**COMMITTED • DETERMINED**  
**TRUSTED**



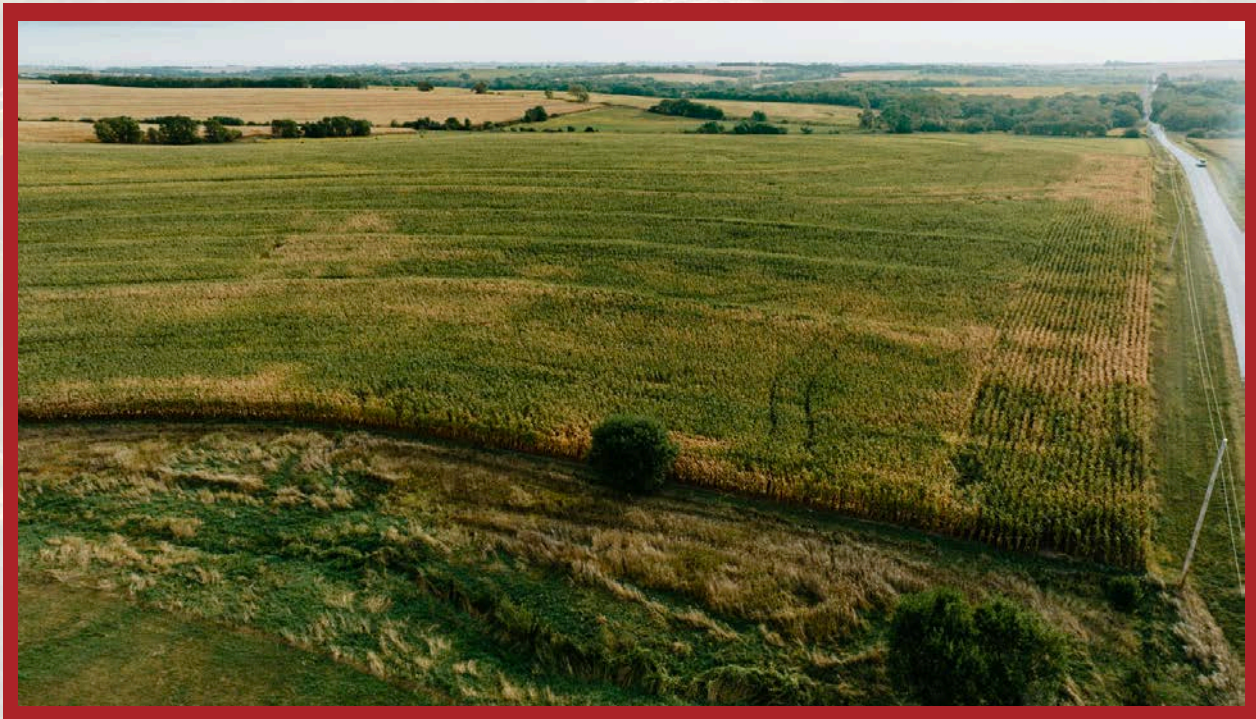


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**AMERICAN  
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**HELPING YOU BUY  
AND SELL LAND**







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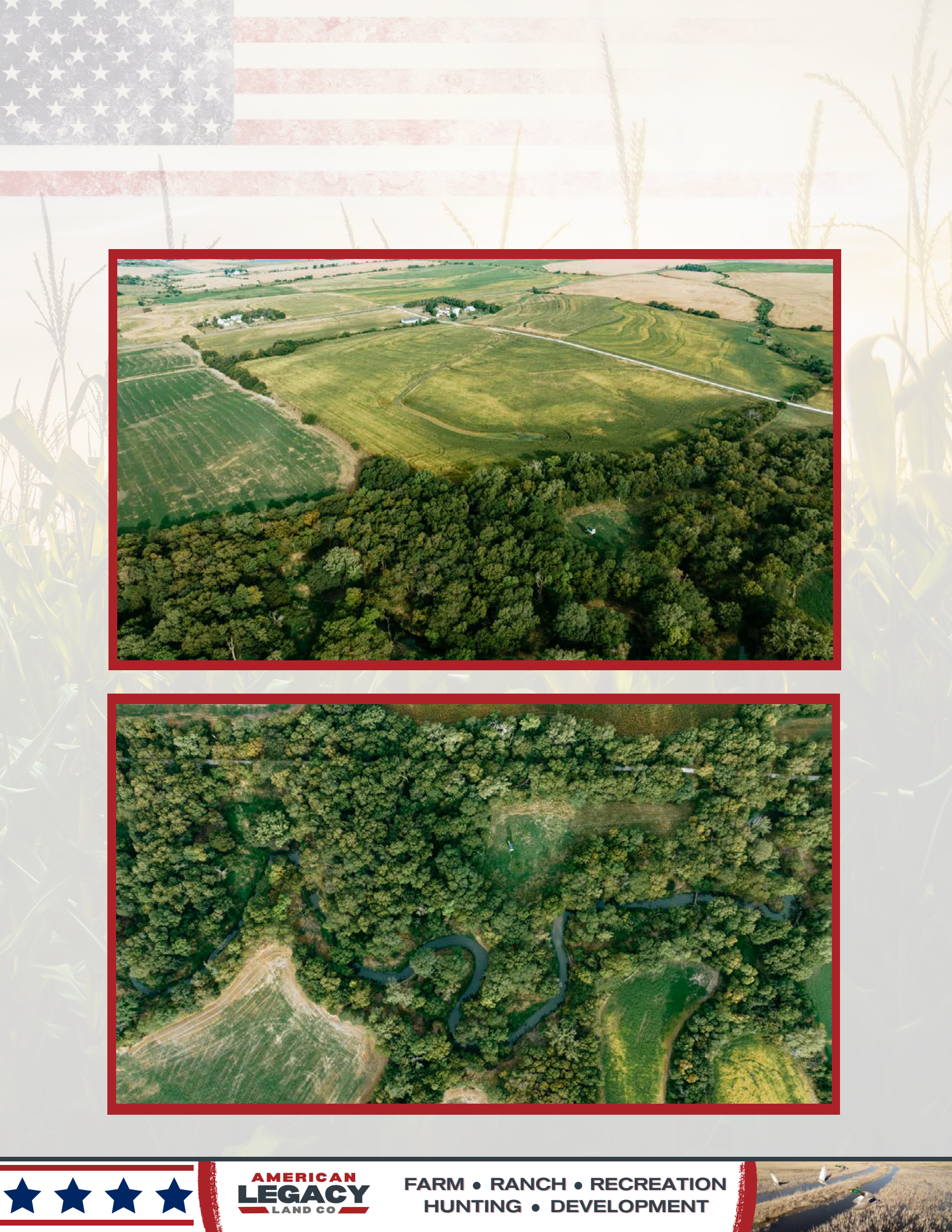


AMERICAN LEGACY LAND CO

BUYING • SELLING AUCTIONS







**AMERICAN**  
**LEGACY**  
LAND CO

FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT





## Listing Agents:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational and development land.

Tyler has always been a passionate student of financial wellness and knows owning land plays a major role in growing your net worth. Reach out to him to talk about why.

In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 4-year-old son, one-year-old daughter, wife, and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.



### Tyler Johnson

LAND AGENT  
AMERICAN LEGACY LAND CO.  
402-616-5801  
Tyler@AmericanLegacyLandCo.com

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  
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