



# **AMERICAN LEGACY** LAND CO

# **FOR SALE**

## **IRRIGATED FARM**

Hall County, NE

## **154.7+/- Acres**

**OFFERED AT:**

## **\$1,670,000**

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

If you are looking to expand your farming operation or investment portfolio this Hall County Irrigated Farm is a great opportunity to do so. Consisting 154.7+/- total acres, this parcel is located on the Northwest corner of the intersection of West Barrows Road and South Alda Road. From Prosser Nebraska this property is located approximately 4 miles east and 1 mile north. It is conveniently located just off blacktop with great accessibility to get your crops out and to market efficiently.



## More About this Property:

There are 150.1 certified irrigated acres on this farm. The farm is essentially two 80-acre parcels forming a single L shape tract. The farm has center pivot irrigation throughout in the form of two T&L wiper pivots with an electric well. The two pivots and irrigation equipment are currently owned by the 2024 tenant. The farm has a 63.4 NCCPI rating. Soils are 81.4 percent Gates Silt Loam and 18.6 percent Gates Fine Sandy Loam. The farm has 0-3 percent slope and elevation change.

There is a single well on the farm registered in 1959 rated at 1500 gpm. Registration shows an 8" column and a total depth of 140'. Static Water level is at 64' and pumping water level was set at 90'. The farm has been in a corn and soybean rotation and was soybeans in 2024. The land is open to farm for the new buyer through the 2025 growing season. The 2024 tenant would be happy to continue farming 2025 and beyond if the new buyer so chooses to do so.

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

Legal Descriptions: MARTIN TWP SW 1/4 NE 1/4 & PT SE 1/4 SE  
1/4 & PT W 1/2 SE 1/4 XC 2.91 AC COUNTY  
36-9-11 154.71 AC

## FEATURES:

- Large Capacity Electric Well
- Good Soils
- High Productive Tillable Acres
- Convenient Location to Remove Crops at Harvest

## Overview

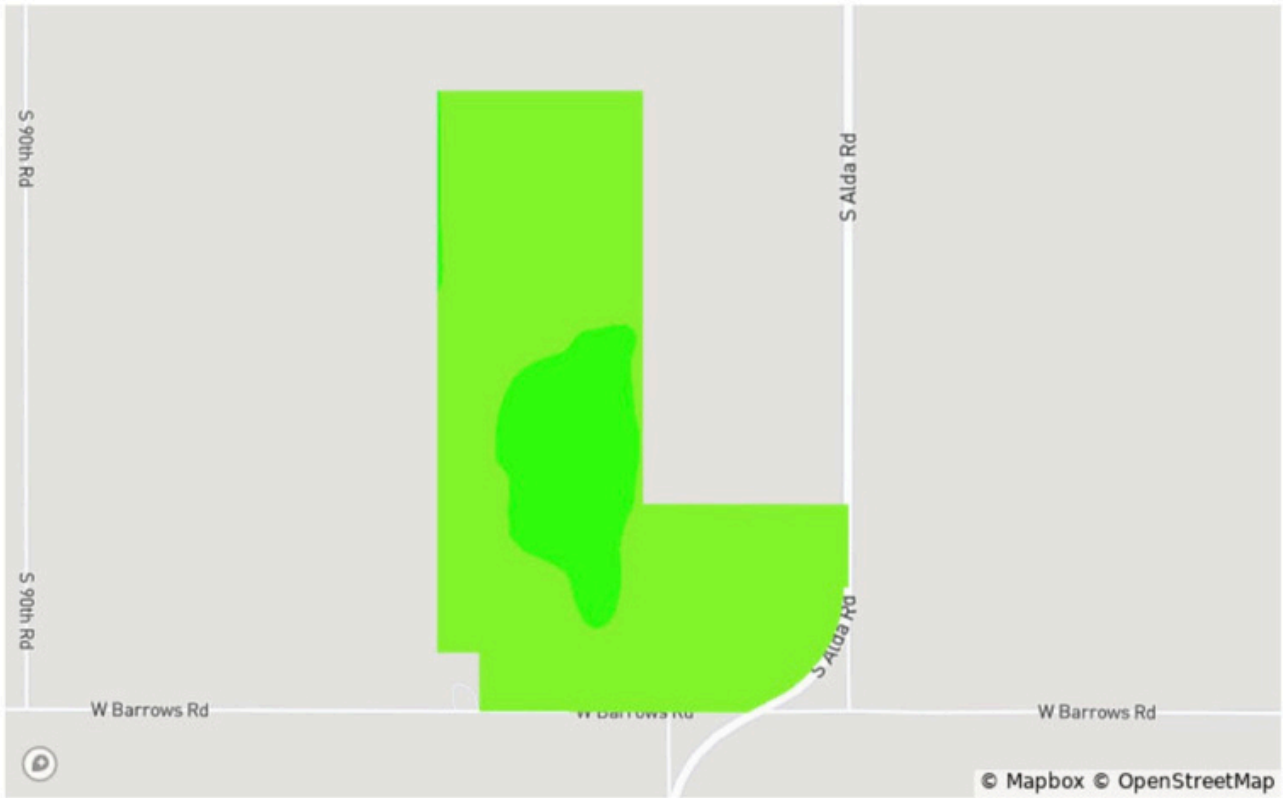


Hall, NE • Township: Martin • Location: 36-9N-11W

154.71 acres, 1 selection



154.71 acres, 1 selection





**AMERICAN  
LEGACY**  
LAND CO

FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT



# AMERICAN LEGACY

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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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

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



# AMERICAN LEGACY

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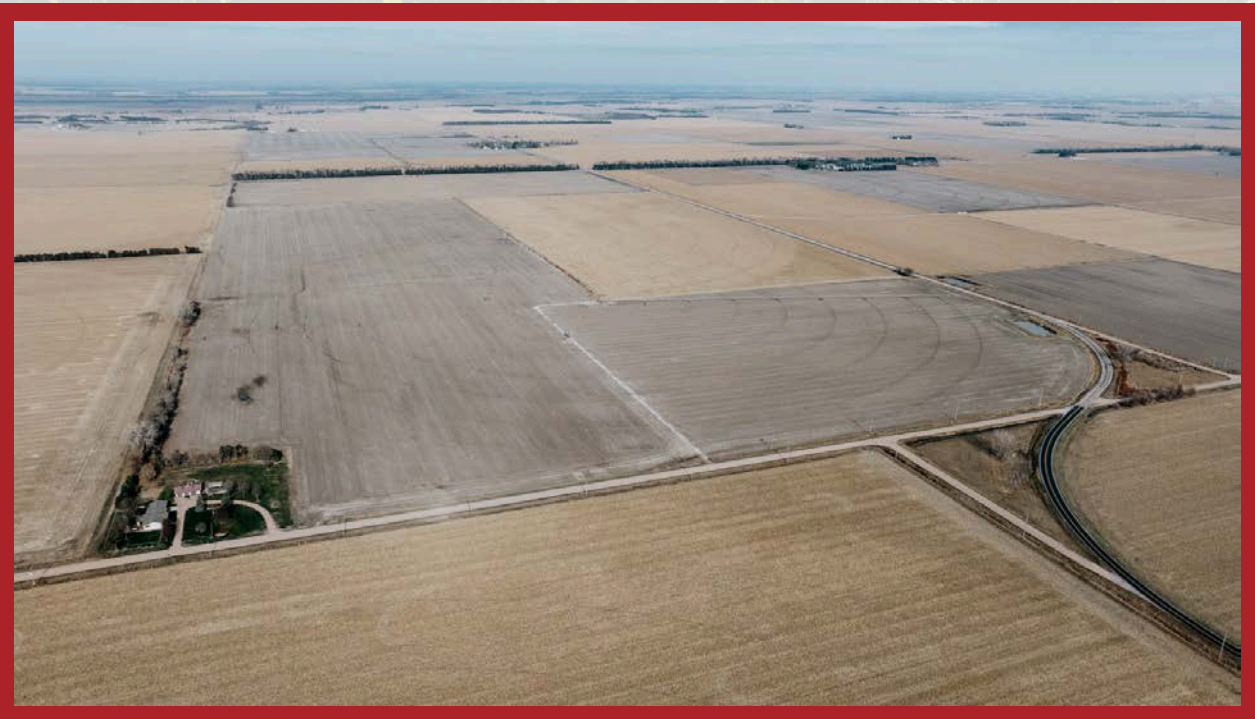


**AMERICAN  
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**HELPING YOU BUY  
AND SELL LAND**



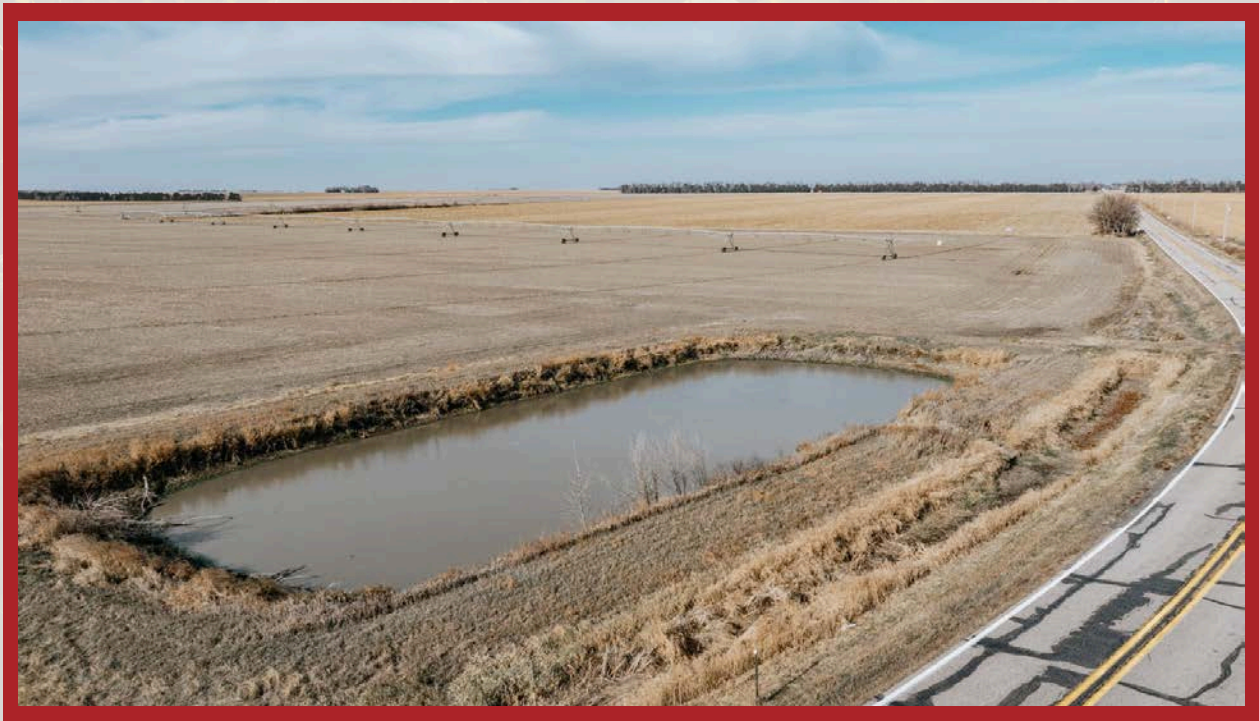
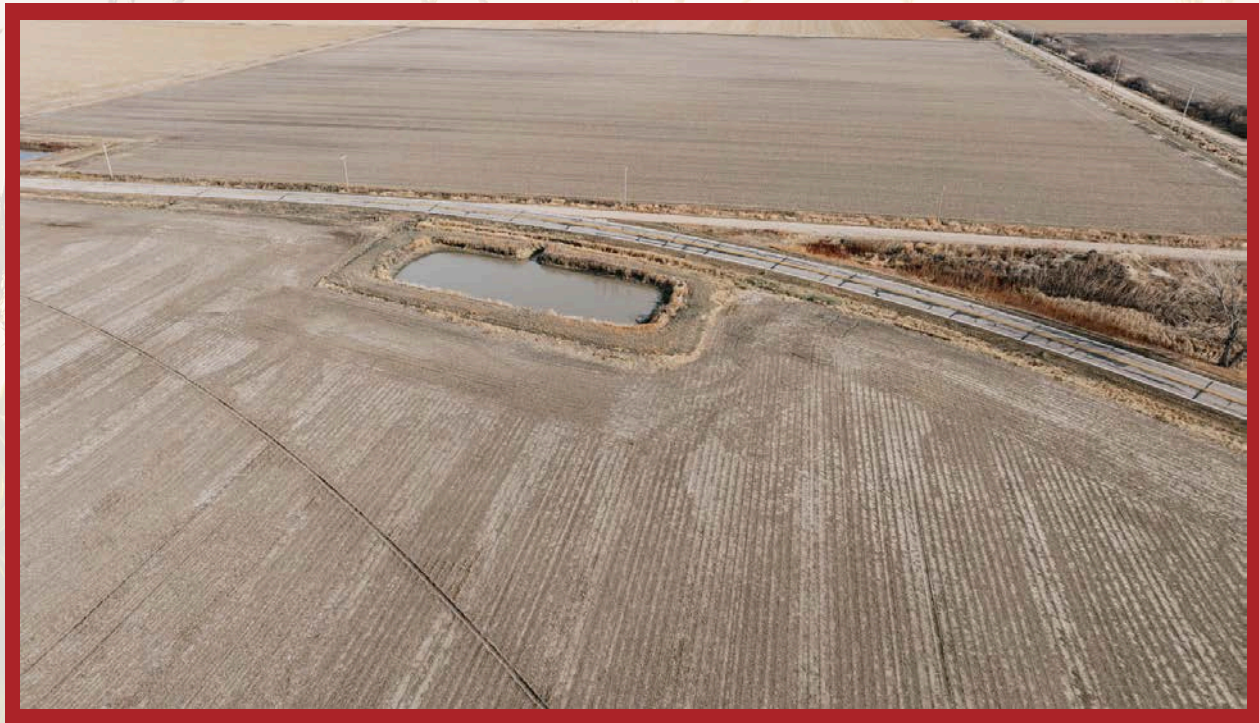
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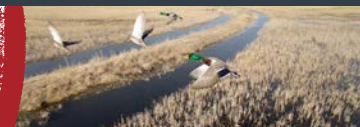
BUYING • SELLING  
AUCTIONS





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FARM • RANCH • RECREATION  
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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.  
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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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