



AMERICAN LEGACY LAND CO

FOR SALE

DRYLAND FARM

Boone County, NE

240 +/- Acres

OFFERED AT:

\$2,100,000

ABOUT THIS PROPERTY:

This contiguous 240 +/- acre farm in Boone County, Nebraska, located just 1.5 miles west of Petersburg, offers a rare opportunity for agricultural producers or to add to your investment portfolio. The farm consists of productive tillable ground with rolling hills. The primary soil types are Nora silt loam and Crofton-Nora complex, with an NCCPI rating of 62.1.



More About this Property:

The farm has been well-maintained in a crop rotation of corn and soybeans and features multiple access points, with less than a mile of gravel road leading to paved access into Petersburg. Its convenient location and proven productivity make it an excellent addition to any operation or investment portfolio.

There is a current tenant in place for the 2025 growing season with some additional lease options available upon request. Schedule your viewing today!

Directions: From the intersection of Hwy 14 & Hwy 32 in Petersburg, go 1 1/4 mile west. The farm is located on the south side of 145th St.

Legal Description: SW 1/4 & the W 1/2 of the SE 1/4 of 27-22-7 in Boone County, NE

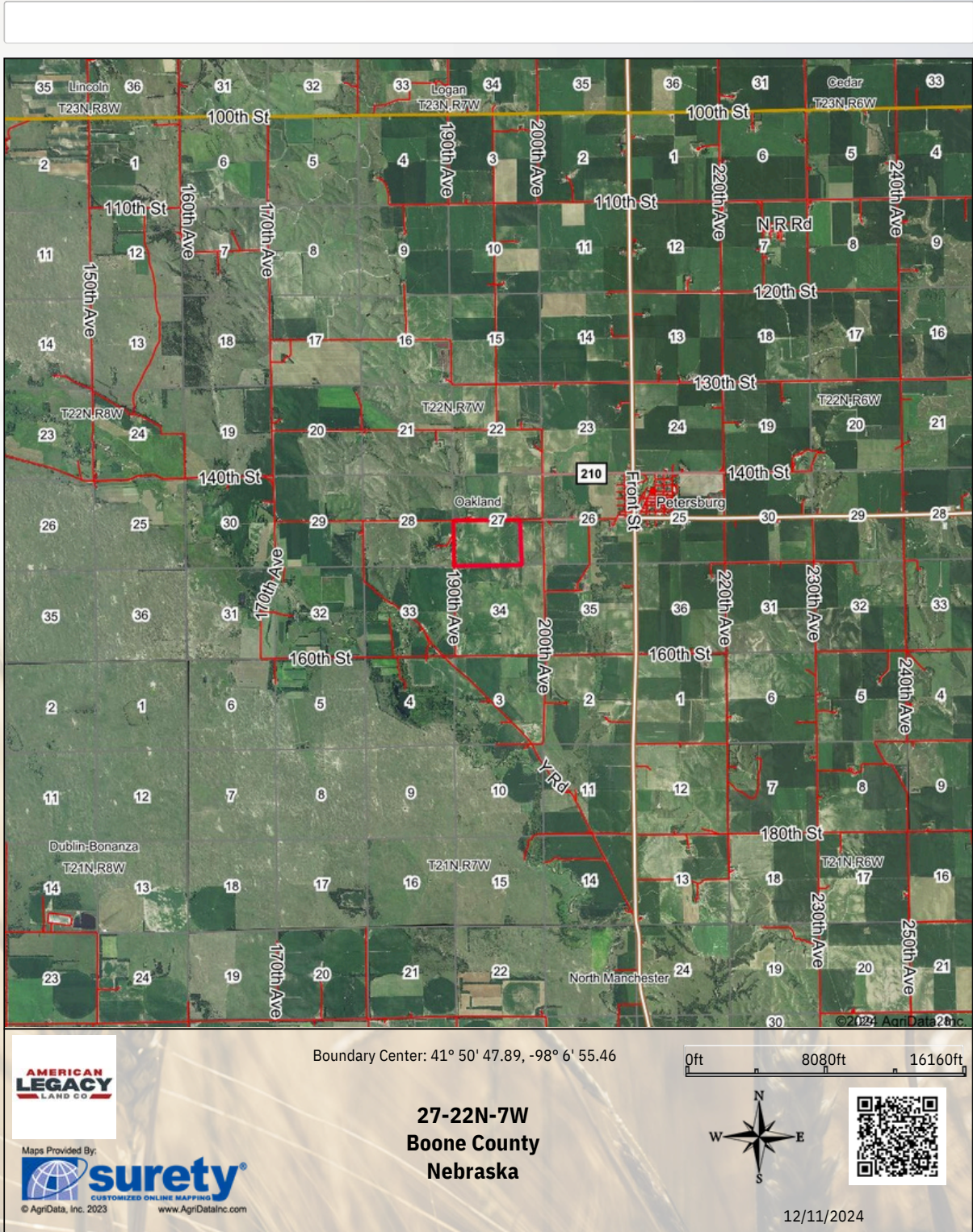
Leased for the 2025 growing season

2024 Taxes: \$5,145.16

FEATURES:

- 240 +/- Acres
- 1.5 miles west of Petersburg
- NCCPI rating of 62.1
- Primarily Nora silt loam and Crofton-Nora complex soils
- Great access
- Less than one mile to blacktop

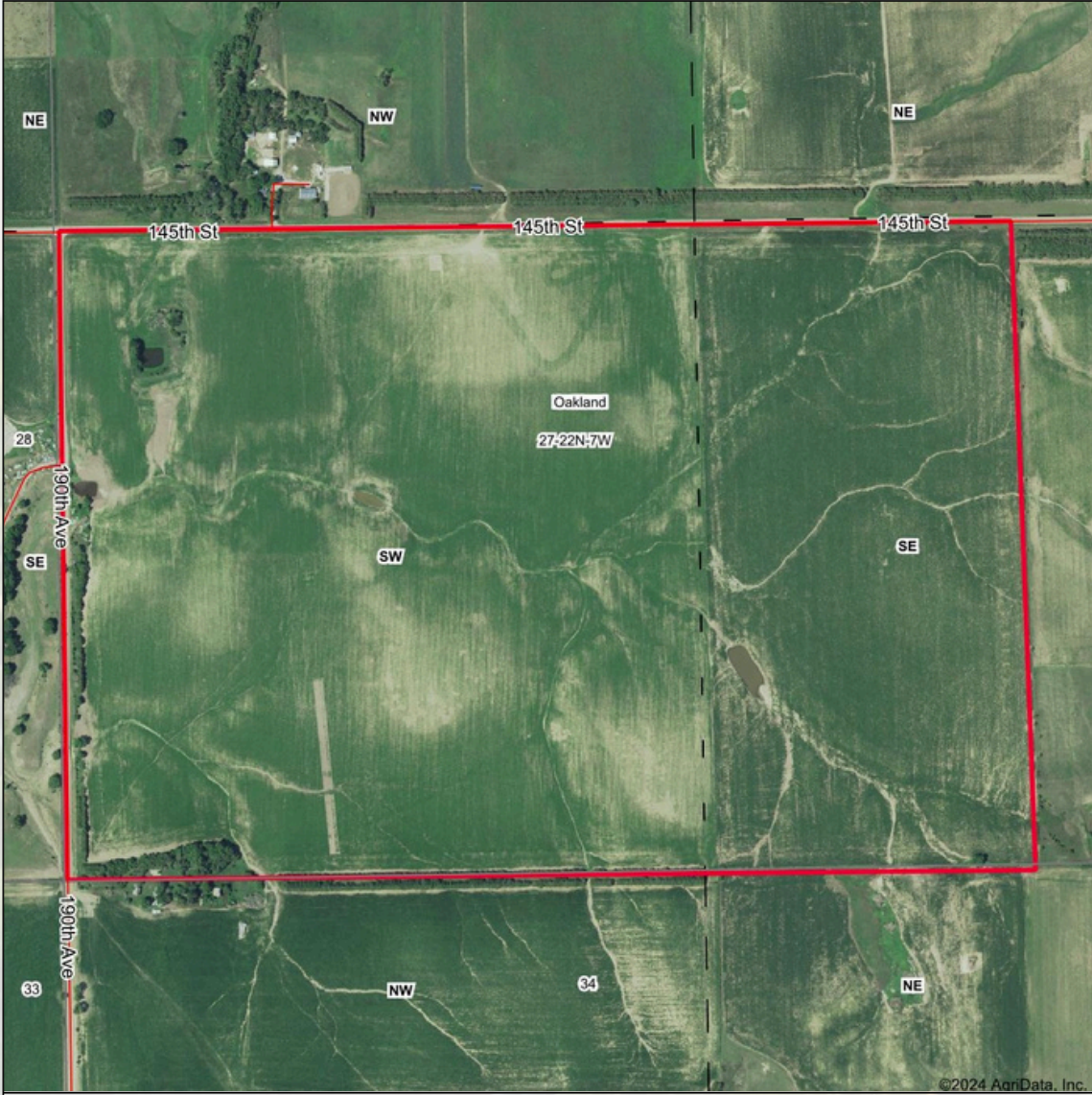
BOONE COUNTY, NEBRASKA



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AND SELL LAND**



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Boundary Center: 41° 50' 47.89, -98° 6' 55.46

0ft 636ft 1272ft



Maps Provided By:



27-22N-7W
Boone County
Nebraska

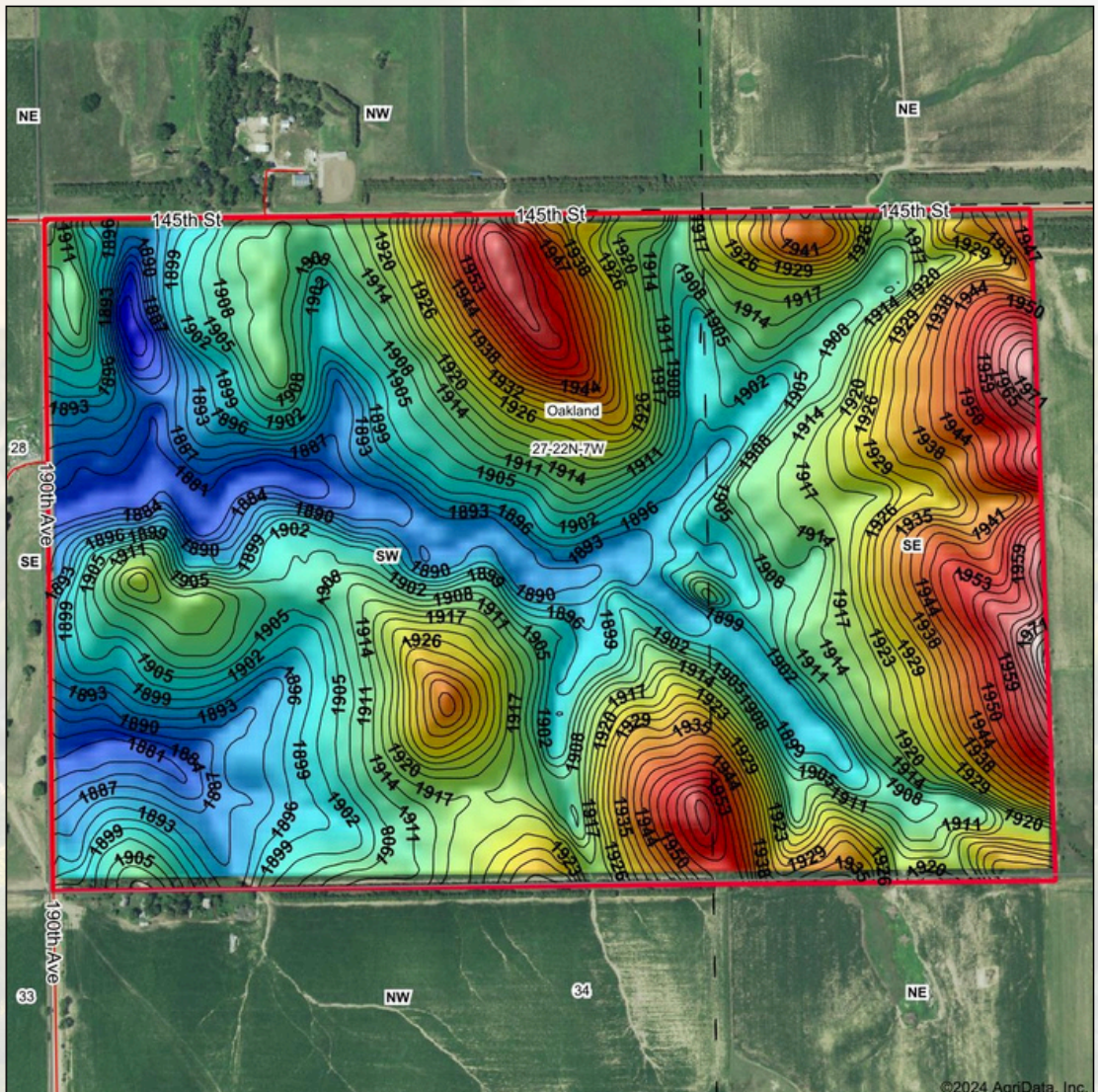


12/11/2024





[Empty white rectangular box]



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 3 Min: 1,877.7 Max: 1,982.3 Range: 104.6 Average: 1,917.6 Standard Deviation: 20.28 ft</p>	<p>0ft 613ft 1225ft</p> <p> 27-22N-7W Boone County Nebraska 12/11/2024 Boundary Center: 41° 50' 47.89, -98° 6' 55.46 </p>
<p>AMERICAN LEGACY</p> <p>Maps Provided By:</p> <p>© AgriData, Inc. 2023 www.AgriDataInc.com</p>		



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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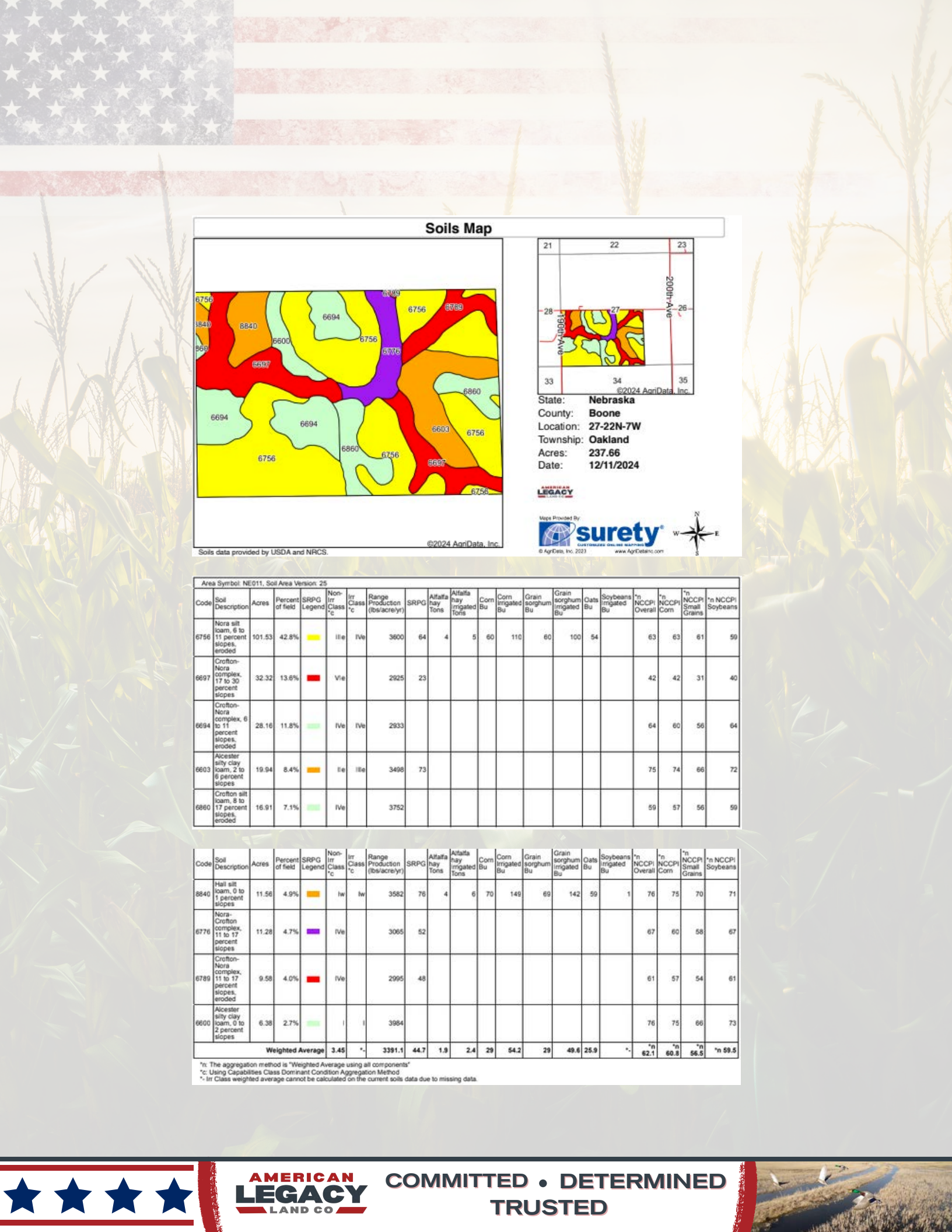


Boundary Center: 41° 50' 47.89, -98° 6' 55.46
 State: NE County: Boone
 Legal: 27-22N-7W Twnshp: Oakland
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

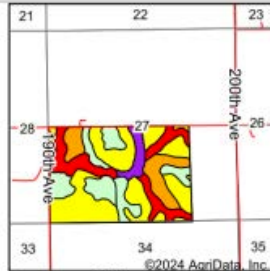
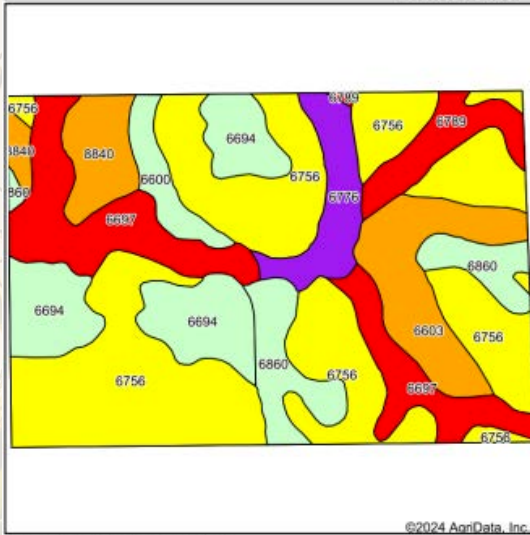


- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





Soils Map








State: **Nebraska**
 County: **Boone**
 Location: **27-22N-7W**
 Township: **Oakland**
 Acres: **237.66**
 Date: **12/11/2024**





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Maps Provided By: **surety**
 CUSTOMER ONLINE MAPS
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Soils data provided by USDA and NRCS.

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Area Symbol: NE011, Soil Area Version: 25																				
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 irrigated Tons	Corn Bu	Corn irrigated Bu	Grain sorghum Bu	Grain sorghum irrigated Bu	Oats Bu	Soybeans irrigated Bu	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans
6756	Nora silt loam, 6 to 11 percent slopes, eroded	101.53	42.8%		IIIe	IVe	3600	64	4	5	60	110	60	100	54		63	63	61	59
6697	Cretton-Nora complex, 17 to 30 percent slopes	32.32	13.6%		VIe		2925	23									42	42	31	40
6694	Cretton-Nora complex, 6 to 11 percent slopes, eroded	28.16	11.8%		IVe	IVe	2933										64	60	56	64
6603	Alcester silty clay loam, 2 to 6 percent slopes	19.94	8.4%		IIe	IIIe	3498	73									75	74	66	72
6860	Cretton silt loam, 8 to 17 percent slopes, eroded	16.91	7.1%		IVe		3752										59	57	56	59

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 irrigated Tons	Corn Bu	Corn irrigated Bu	Grain sorghum Bu	Grain sorghum irrigated Bu	Oats Bu	Soybeans irrigated Bu	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans
8840	Hall silt loam, 0 to 1 percent slopes	11.56	4.9%		Iw	Iw	3582	76	4	6	70	149	69	142	59	1	76	75	70	71
6776	Nora-Cretton complex, 11 to 17 percent slopes	11.28	4.7%		IVe		3065	52									67	60	58	67
6789	Cretton-Nora complex, 11 to 17 percent slopes, eroded	9.58	4.0%		IVe		2995	48									61	57	54	61
6600	Alcester silty clay loam, 0 to 2 percent slopes	6.38	2.7%		I	I	3984										76	75	66	73
Weighted Average				3.45	^	^	3391.1	44.7	1.9	2.4	29	54.2	29	49.6	25.9	^	62.1	60.8	56.5	59.5

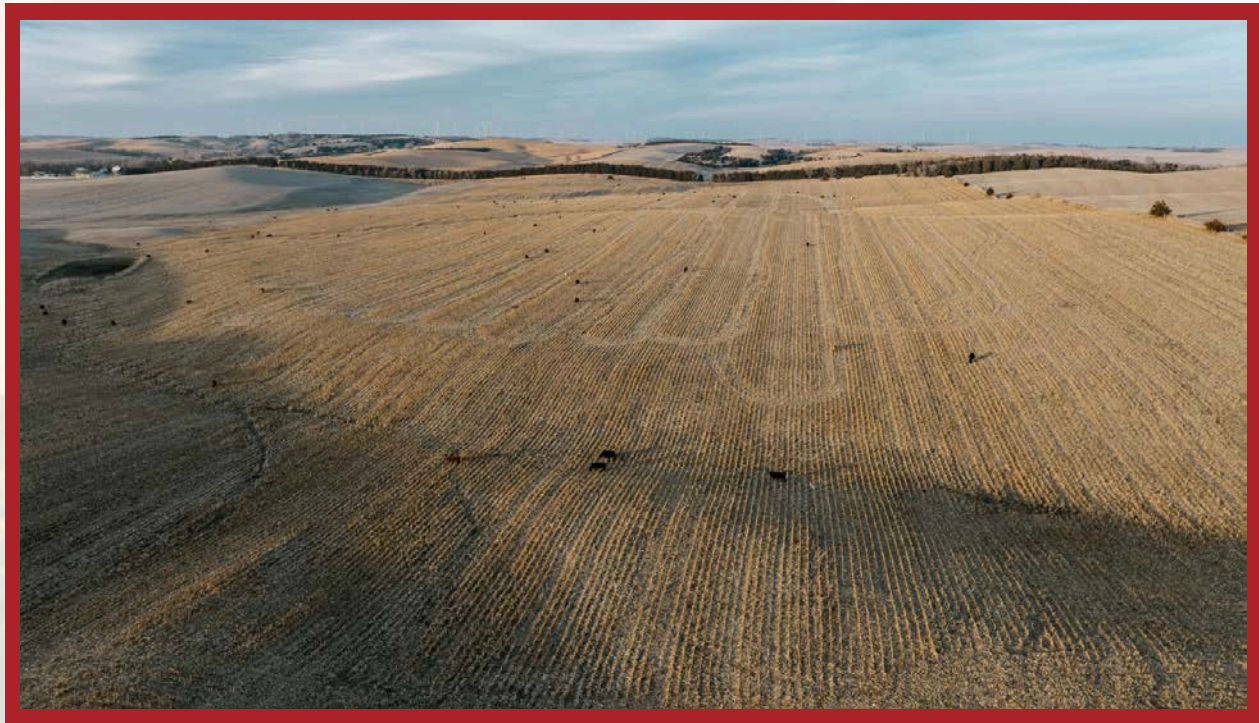
ⁿ: The aggregation method is "Weighted Average using all components"
^c: Using Capabilities Class Dominant Condition Aggregation Method
[^]: Irr Class weighted average cannot be calculated on the current soils data due to missing data.



COMMITTED • DETERMINED TRUSTED





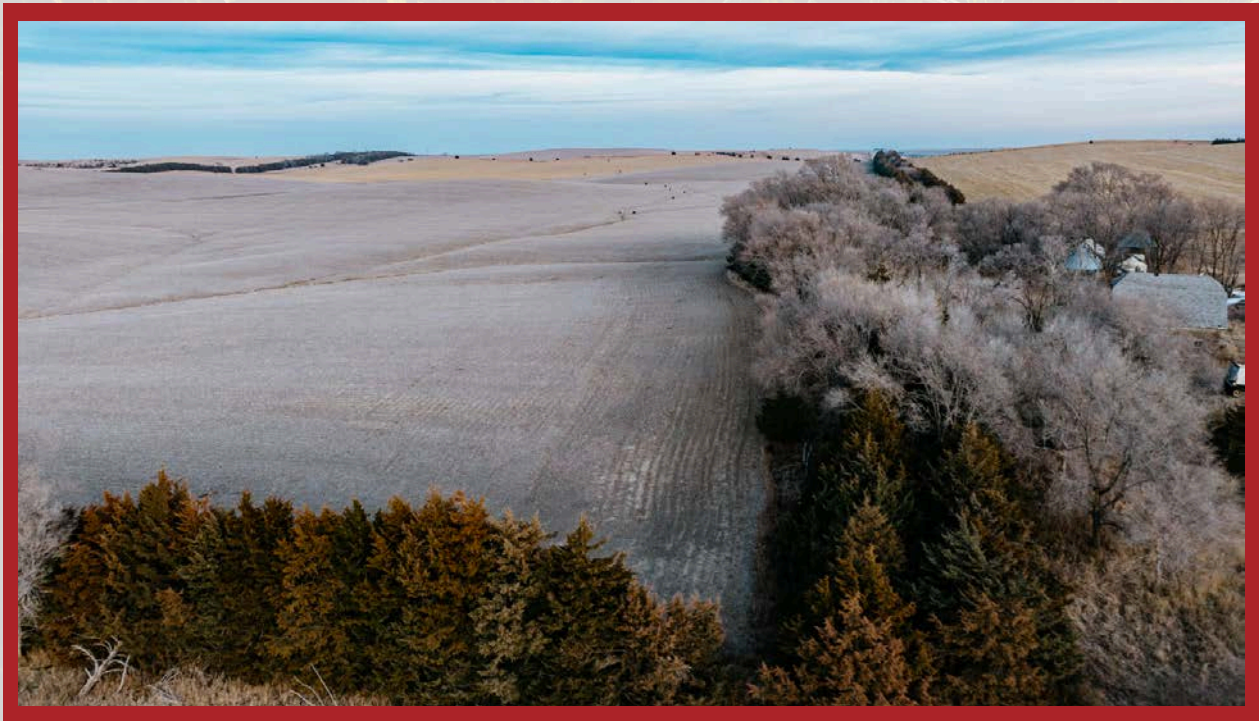


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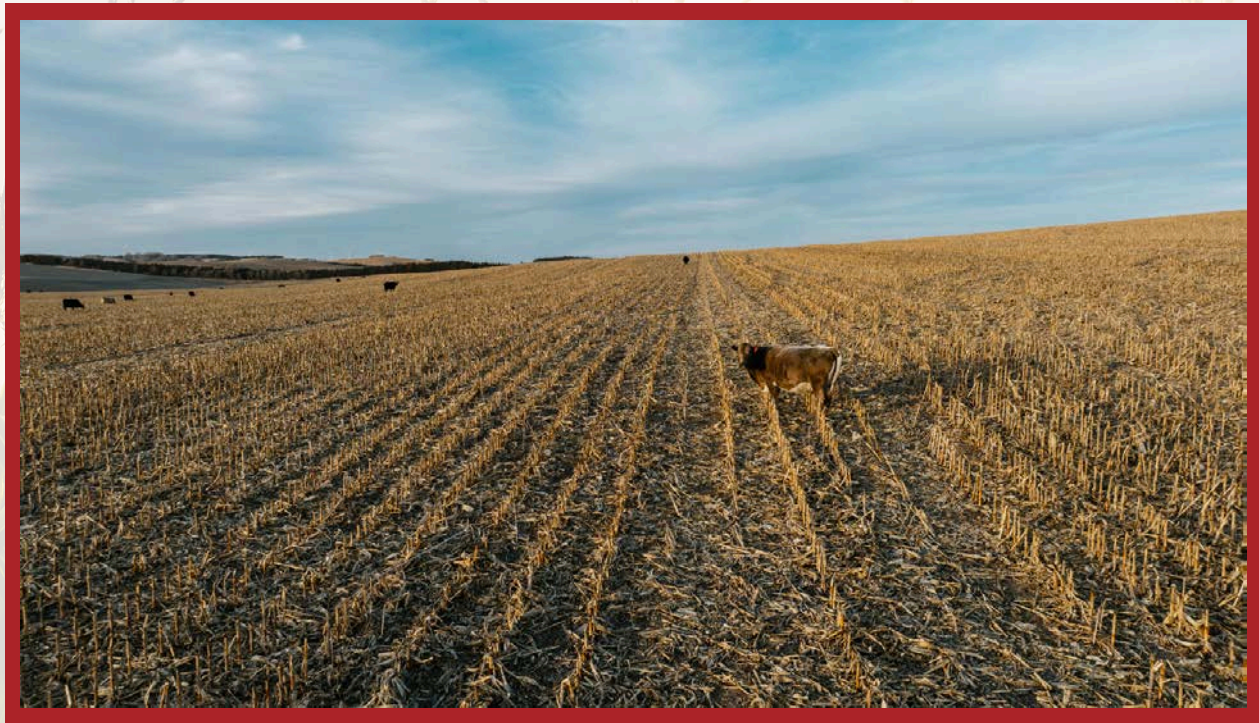
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AUCTIONS





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HUNTING • DEVELOPMENT



Listing Agents:

****Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father****

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTf, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.

Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.



Adam Spitz

LAND AGENT
AMERICAN LEGACY LAND CO.
308-325-2858
aspitz@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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