



**AMERICAN
LEGACY
LAND CO**

FOR SALE

HIGHWAY 30 ACREAGES

Dawson County, NE

51 +/- Acres

OFFERED AT:

\$668,000

ABOUT THIS PROPERTY:

Your chance to buy an acreage along a paved state maintained highway in Nebraska close to town does not come along very often. Here is your chance to buy the location of your next dream home. Located five and a half miles west of the Lexington, Nebraska airport and less than a mile east of Darr, Nebraska on the Northside of State Highway 30 is 51 +/- acres of Organic Irrigated Farm. With great access to both Highway 30 and county maintained gravel roads this farm is the great location for your dream home and acreage.



More About this Property:

The 51 +/- acres can be purchased all as one unit or subdivided into smaller lots and parcels. There are 6 different lot sizes and locations to choose from ranging in size from 5 +/- acres to 12 +/- acres. All lots and parcels are priced individually to ensure that there is a Lot that will fit your needs and be the perfect location for your dream home.

Please give Nick Wells at 308-991-9544 or Bryan North at 308-325-2858 a call today with any and all questions or to schedule your private tour today.

Directions: Take Highway 30 five and a half miles west of the Lexington, Nebraska airport. The property is located on the north side of the highway.

Legal Description: 00003042 THAT PT NE1/4 N OF RR EXC W100FT & EXC 1.5A TRACT (51.36) Dawson County, NE

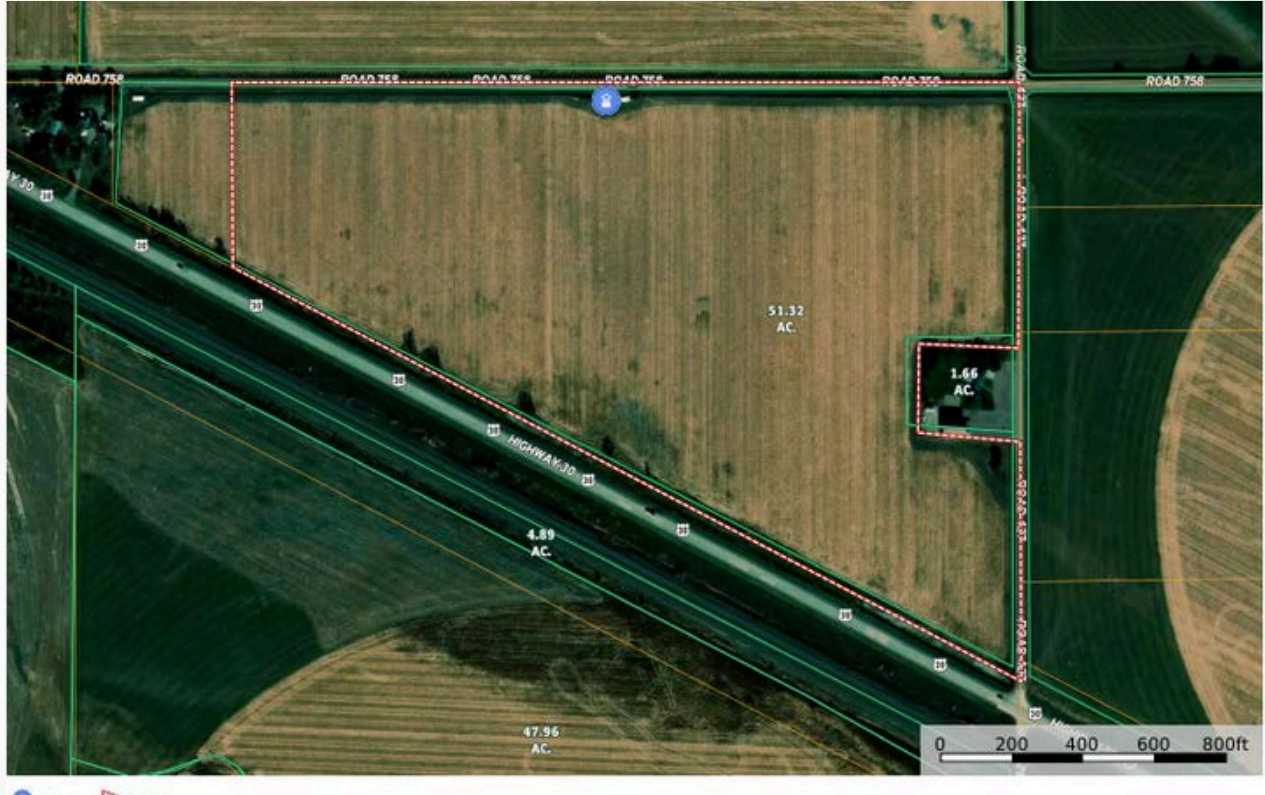
Taxes: \$3,162.96

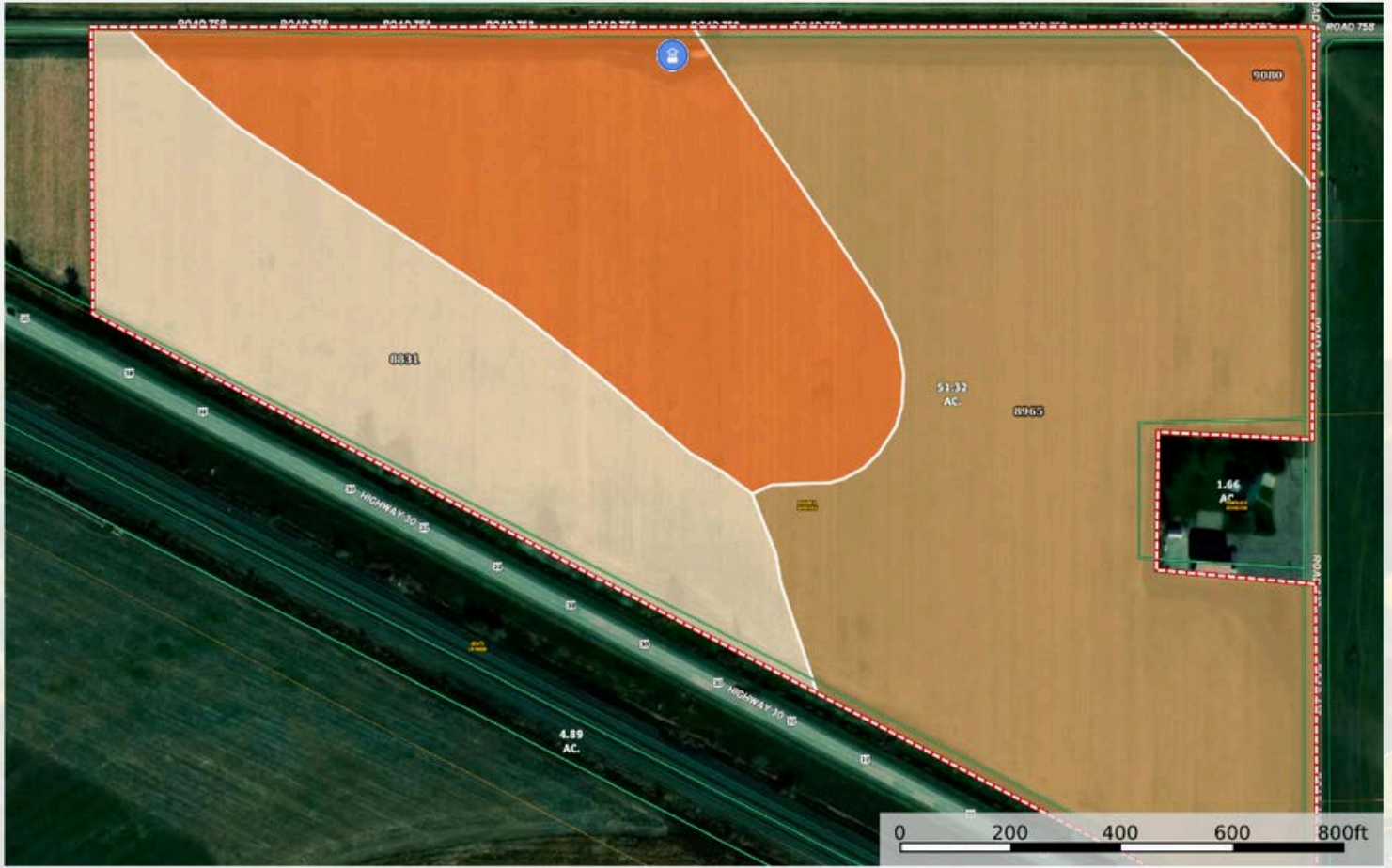
Income Potential: Irrigated farming, hay, commercial development, residential development, organic

FEATURES:

- Lot sizes Ranging from 5 to 12 Acres
- 51.35 Certified Irrigated Acres
- 6" well pumping 600 gallons per minute
- Highway Frontage
- Organic

**DAWSON COUNTY,
NEBRASKA**



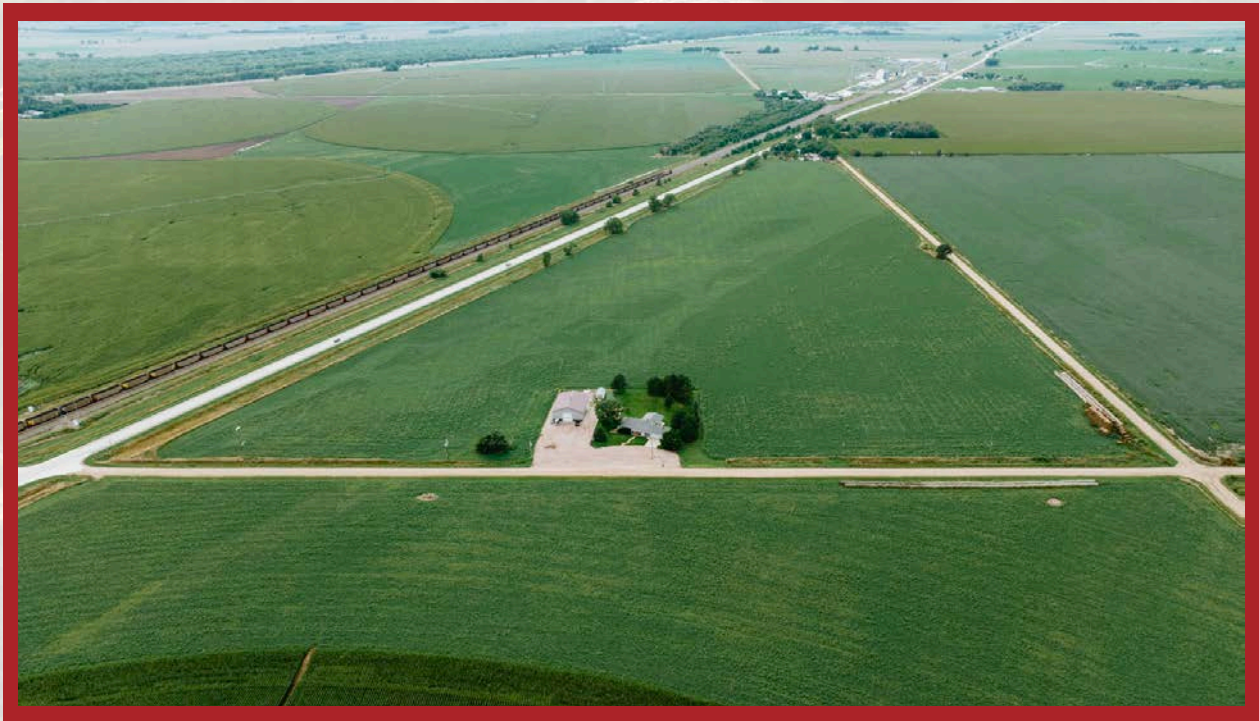


Well Boundary

Boundary 50.87 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8965	Wood River-Gayville complex, 0 to 1 percent slopes	25.77	50.66	0	30	4s
9080	Rusco silt loam, 0 to 1 percent slopes	13.74	27.01	0	31	2w
8831	Gosper loam, 0 to 1 percent slopes	11.36	22.33	0	58	2c
TOTALS		50.87(*)	100%	-	36.52	3.01

(*) 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.



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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED



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
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