



# AMERICAN LEGACY LAND CO

# FOR SALE

## BUILDABLE ACREAGE

Jefferson County, NE

### 34.98 +/- Acres

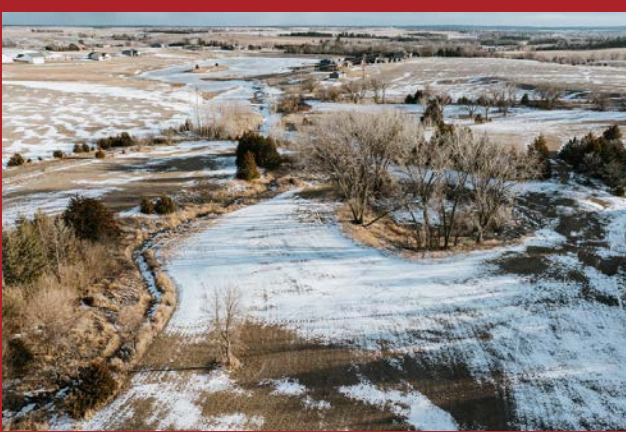
**OFFERED AT:**

**\$315,000**

### *ABOUT THIS PROPERTY:*

Looking for the perfect place to build your dream home or barndominium? This beautiful 34.98 +/- acre property, located just outside Fairbury, Nebraska, offers an exceptional opportunity to enjoy rural living with the convenience of being close to town.

This property is ideal for 4H or FFA projects with ample space to raise animals or undertake agricultural projects, perfect for those looking to continue or start their 4H or FFA ventures. Enjoy the breathtaking sunrise and sunset views from this elevated property, offering a serene and picturesque landscape. Deer and geese frequent the property, making it ideal for nature enthusiasts or just simply enjoying the peaceful surroundings. Whether you're planning to build your next home or a custom barndominium, the property offers plenty of space and a peaceful, private setting to create your vision.



## More About this Property:

The southeast corner of the property provides access to a small lake, perfect for fishing, wildlife observation, or simply enjoying the peaceful waterscape. The property is dotted with mature trees and established windbreaks, providing both natural beauty and protection from the elements. The land currently has hay production, offering the opportunity for ongoing income or a way to manage the land productively. With its size and location, this property offers the potential for future development, with the possibility to subdivide into smaller acreages for additional building opportunities.

This property offers the best of both worlds--peaceful rural living that's just minutes from the amenities of Fairbury. Access to shopping, dining, schools, and services is just a short drive away, making it an ideal location for those seeking country living with close proximity to town.

Don't miss out on this rare opportunity to own nearly 35 acres of prime land in a fantastic location! Whether you're looking to build your next home, start a hobby farm, or explore development potential, this property offers endless possibilities.

Directions: From Highway 15, turn east on 24th Street. The property is located approximately 1/4 mile from the highway and marked with a sign.

Legal Description: 11 2 2 NE 1/4 NE 1/4 EX FR (34.98 A) SEC 11-2-210 S8 F8 1B A Jefferson County, NE  
County Parcel ID: 480140375

Taxes: \$527.20 in 2024

Income Potential: Hay, subdivision into lots

Available for 2025

## FEATURES:

- 34.98 +/- acres
- Close to local amenities
- Lake access
- Mature trees and windbreaks
- Development potential
- Income from hay production

**JEFFERSON COUNTY,  
NEBRASKA**



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Map Center: 40° 9' 32.91, -97° 9' 52.14

0ft 243ft 486ft



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

**11-2N-2E**  
**Jefferson County**  
**Nebraska**



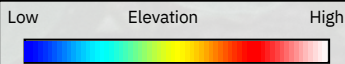
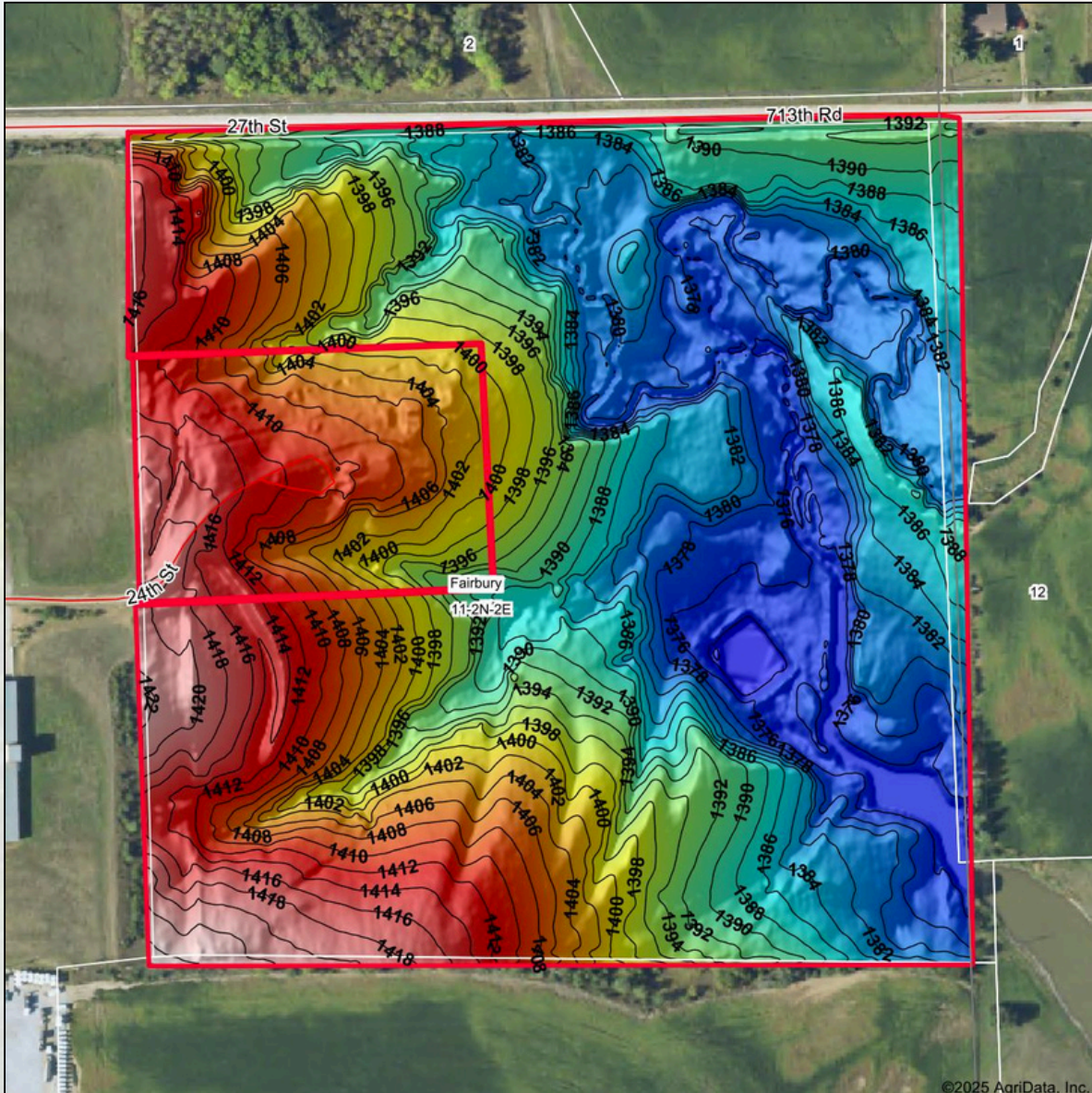
1/30/2025



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AND SELL LAND**



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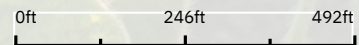


Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 1,373.5  
Max: 1,425.3  
Range: 51.8  
Average: 1,394.4  
Standard Deviation: 13.78 ft



1/30/2025

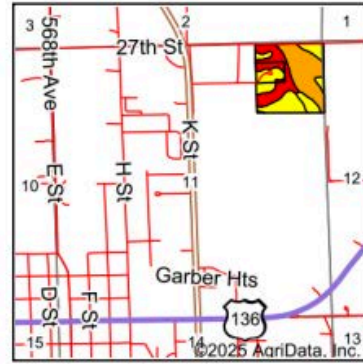
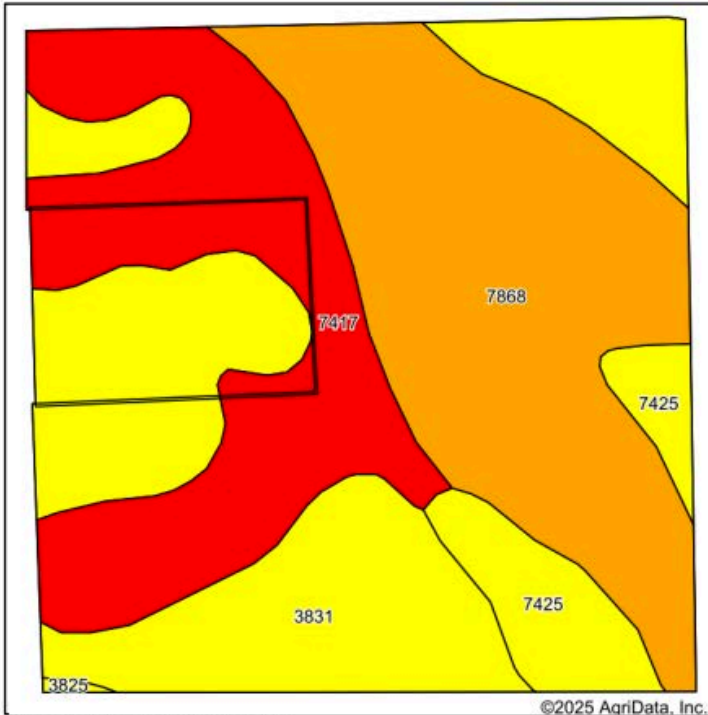
**11-2N-2E**  
**Jefferson County**  
**Nebraska**

Boundary Center: 40° 9' 32.91, -97° 9' 52.14





### Soils Map



State: **Nebraska**  
 County: **Jefferson**  
 Location: **11-2N-2E**  
 Township: **Fairbury**  
 Acres: **40**  
 Date: **1/30/2025**



Maps Provided By:  
  
 CUSTOMERIZED ONLINE MAPPING  
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Area Symbol: NE095, Soil Area Version: 22

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	Bromegrass alfalfa AUM	Bromegrass alfalfa Irrigated AUM	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu
7868	Nodaway silt loam, channeled, occasionally flooded	13.69	34.1%		Vlw		4038	74	1	1	1	2	13	18	13
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	13.11	32.8%		Ille	Ille	3460	61							
7417	Morrill clay loam, 11 to 30 percent slopes	10.28	25.7%		Vle		3400	30							
7425	Morrill clay loam, 3 to 6 percent slopes, eroded	2.86	7.2%		Ille	IVe	3400	67							
3825	Crete silt loam, 1 to 3 percent slopes	0.06	0.2%		Ile	Ile	3375	65							
<b>Weighted Average</b>					<b>4.80</b>	<b>*-</b>	<b>3638</b>	<b>57.9</b>	<b>0.3</b>	<b>0.3</b>	<b>0.3</b>	<b>0.7</b>	<b>4.4</b>	<b>6.2</b>	<b>4.4</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.



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



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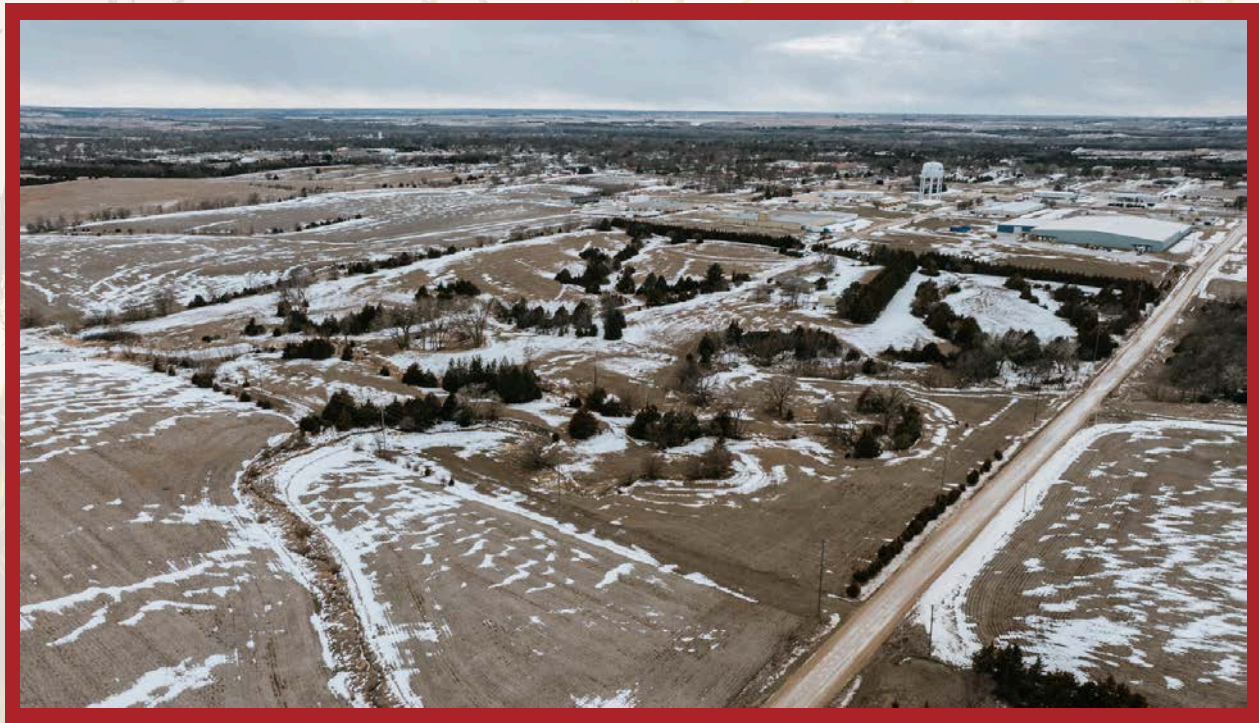
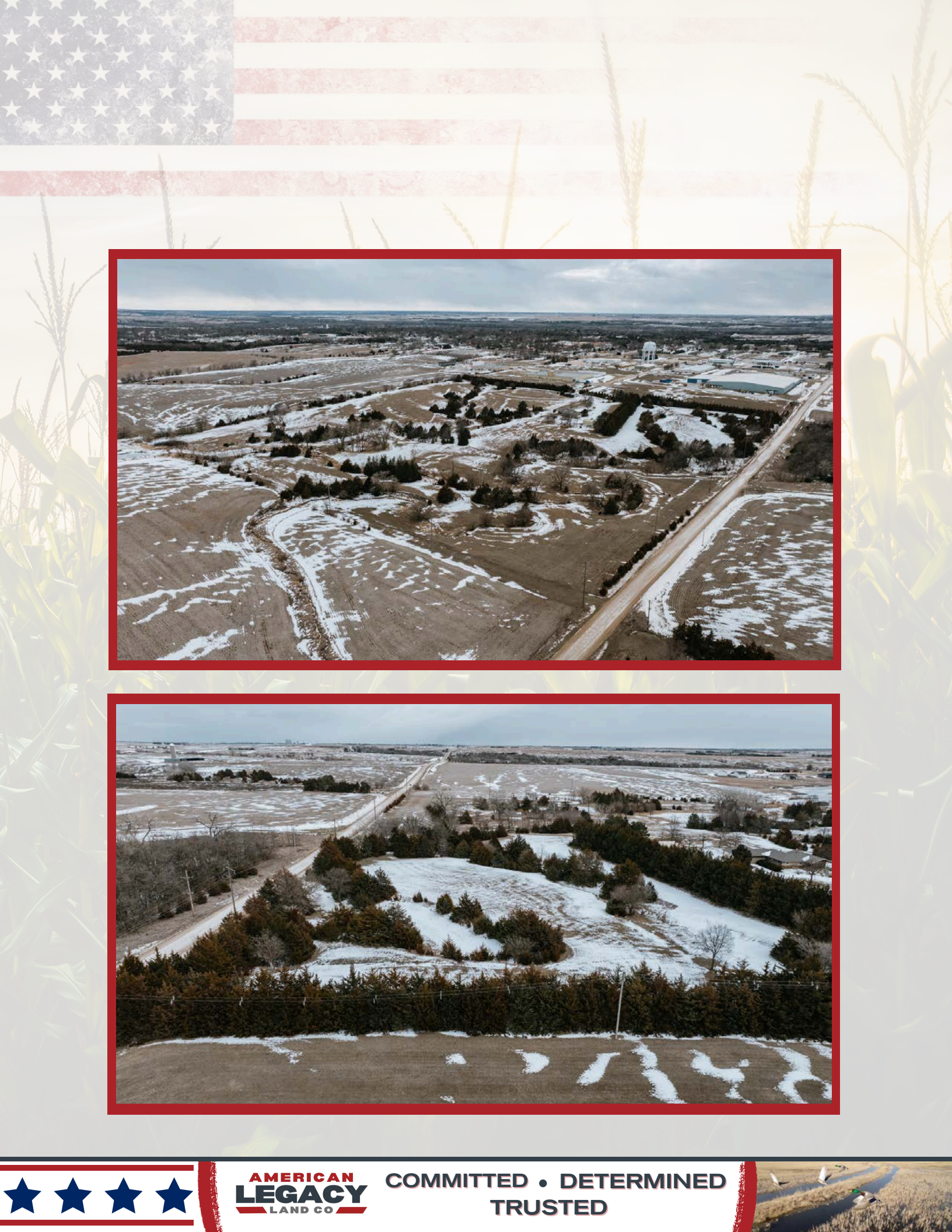
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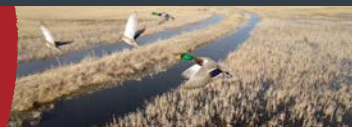
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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

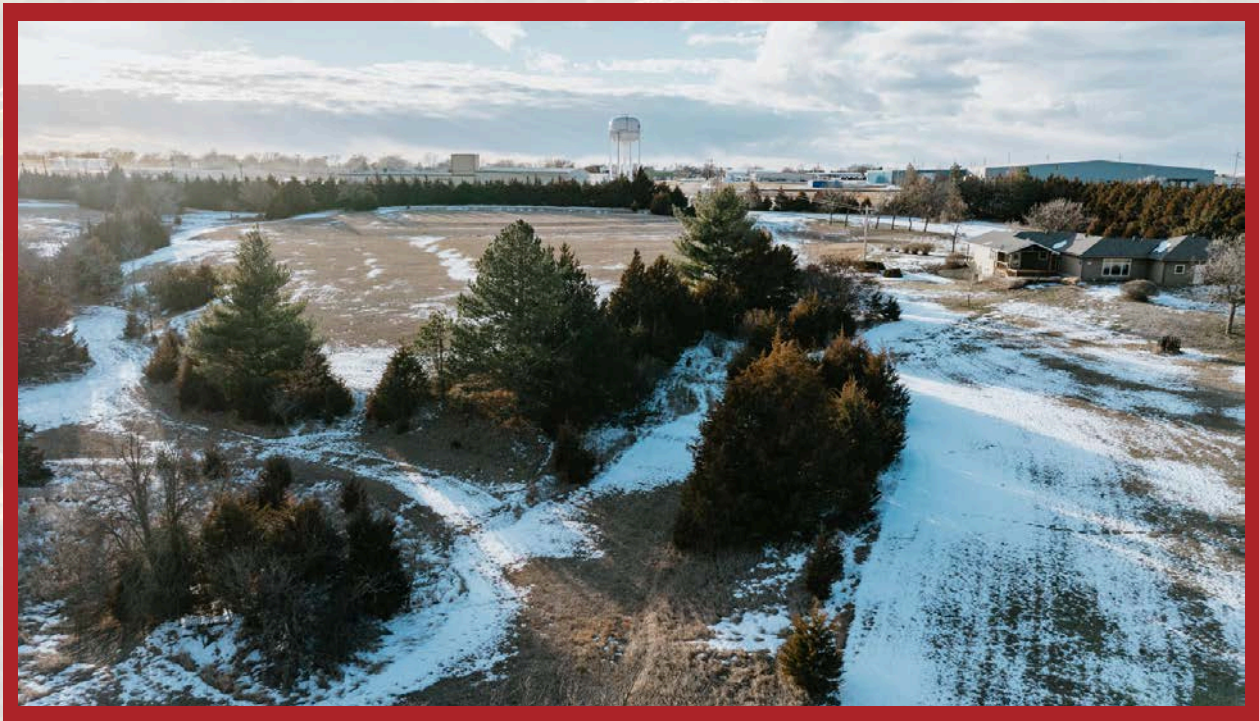
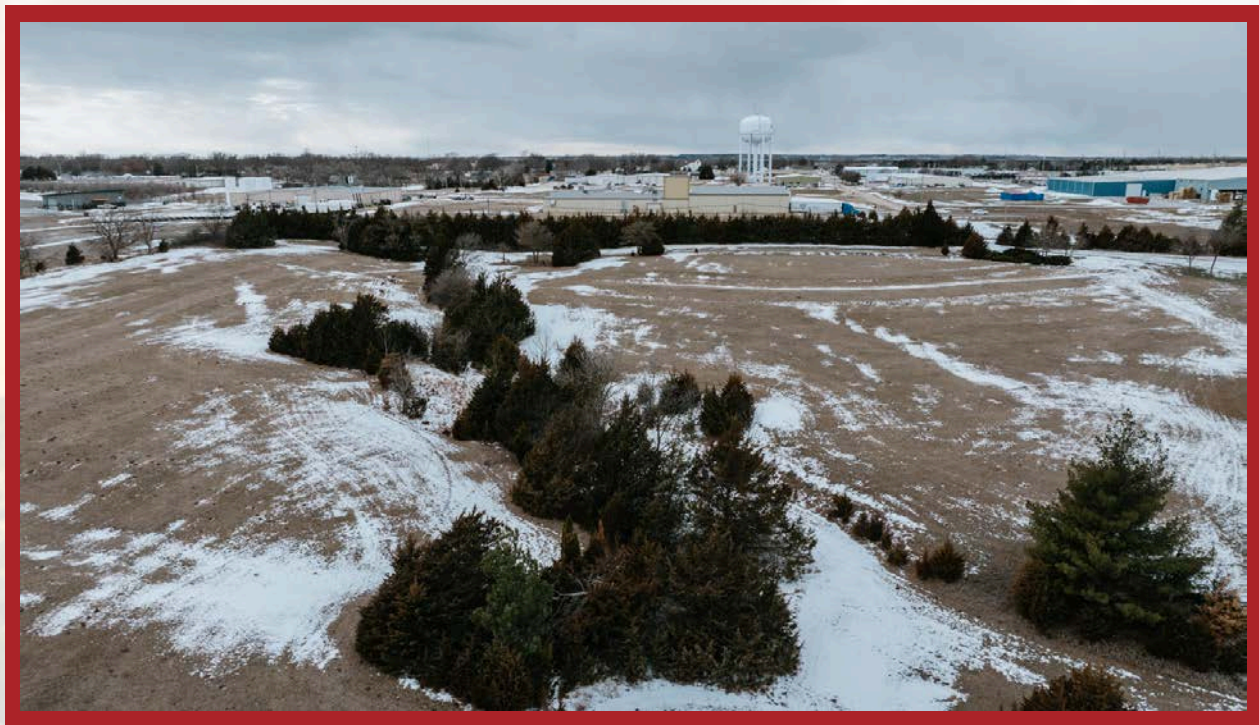


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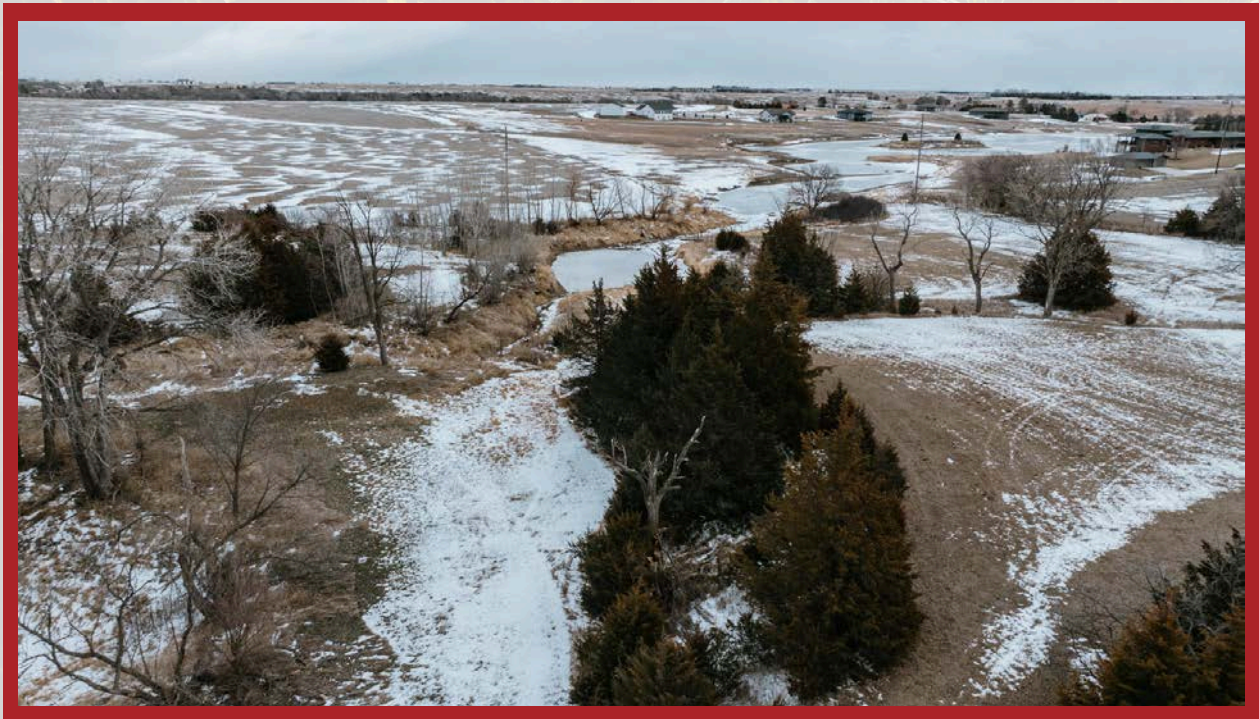
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**HUNTING • DEVELOPMENT**



## 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

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  
AMERICAN LEGACY LAND CO.  
308-870-2838  
Wyatt@AmericanLegacyLandCo.com