



# **AMERICAN LEGACY**

**LAND CO**

# **FOR SALE**

## **IRRIGATED WATERFOWL FARM**

Ashland, NE

**125.91 +/- Acres**

**OFFERED AT:**

**\$1,486,800**

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

Just a short drive from Omaha and Lincoln is an irrigated property with tremendous waterfowl and whitetail hunting potential. Located just outside of the Ashland, NE city limits lies 125.91 +/- acres of pivot irrigated farmland. The total acres under irrigation are approximately 90 +/- . This farm has been extremely productive over the last several years.

These farms are nestled between the Wahoo and Salt creeks less than one mile north of Iron Horse Lake, a major waterfowl refuge in Ashland, and 1.5 miles west of the Platte River making it a prime location for waterfowl and whitetail hunting.

## More About this Property:

The combination of food, surrounding lakes, and the Platte River make this a virtual funnel for migrating waterfowl and rutting bucks. The lower elevation spots on the field would be an ideal spot to flood during the duck and goose season to draw in the waterfowl. Everyone knows how great the hunting can be over a flooded corn field. There is also drain tile already in place in these lower/floodable areas so you'd be able to get that water off of the property after hunting in time for planting season to occur on schedule.

This property is perfect for an investor looking for an ROI and a great place to hunt or for an operator looking to expand their portfolio. There is a hunting lease on it that expires 10/31/2025.

Included with the sale are 3 T&L pivot systems and a hydraulic pump with motor on trailer, a John Deer power unit, and a lift pump.

Taxes: \$4,831.84

Legal Descriptions:

PT NE SE & BAL SE 36-13-9 (119.06 ACRES)

TR SE NE 36-13-9 (4.92 ACRES)

PT N 1/2 SW 36-13-9 (1.93 ACRES) \* Parcel 3

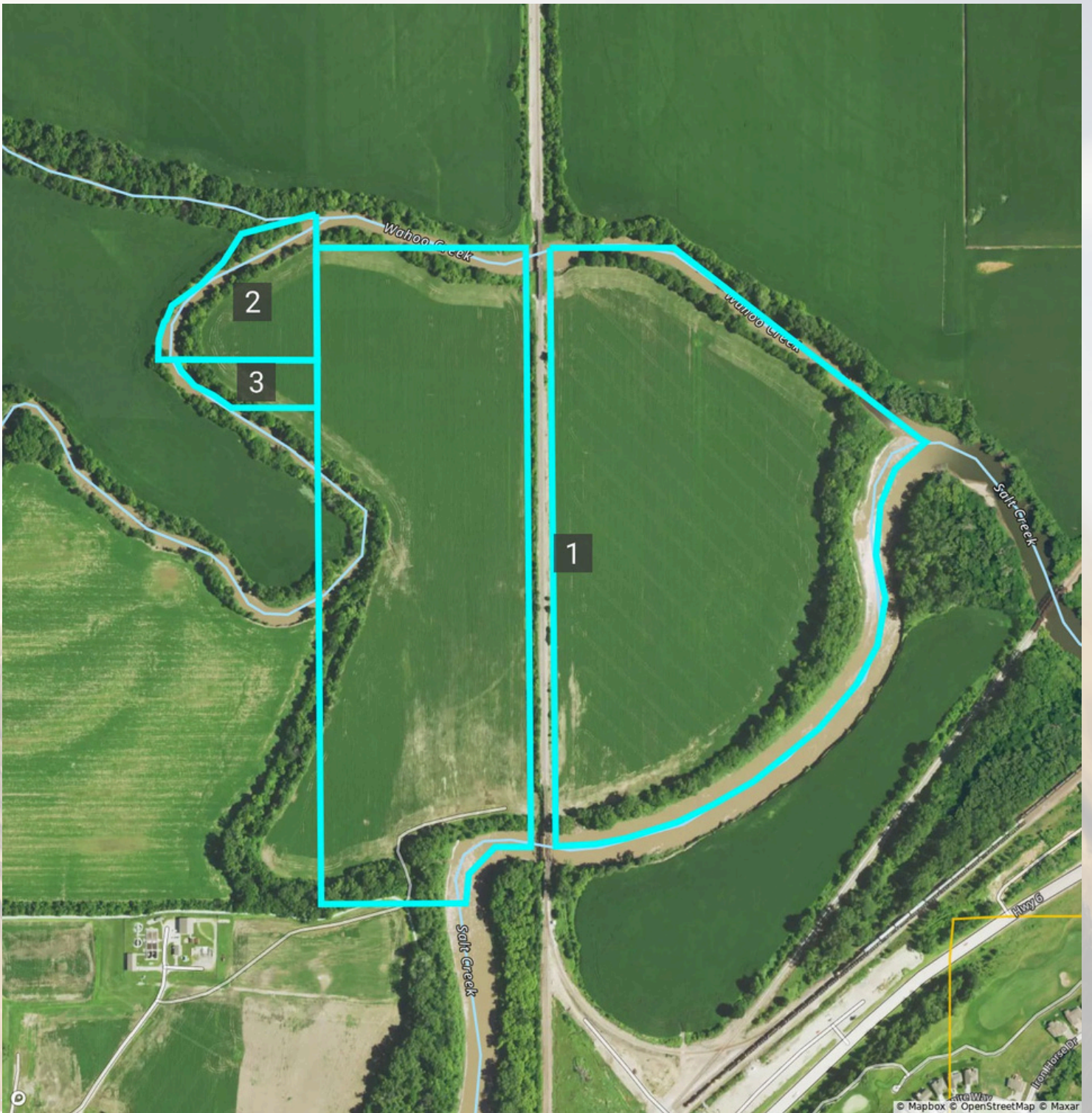
Directions: From Ashland, head east on Clay St. Go past the ball fields and turn northeast on N 10th Street. Follow the gravel road for .9 miles. Look for signs.

## FEATURES:

- 125.91 +/- acres
- 90 +/- irrigated acres
- Tremendous waterfowl potential
- 3 pivots
- Close proximity to Omaha and Lincoln



**SAUNDERS COUNTY,  
NEBRASKA**





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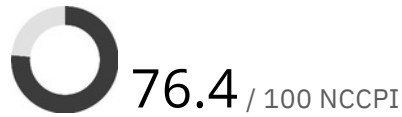
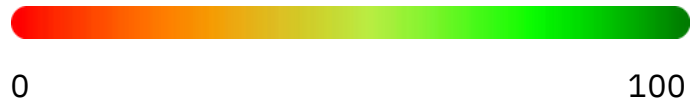
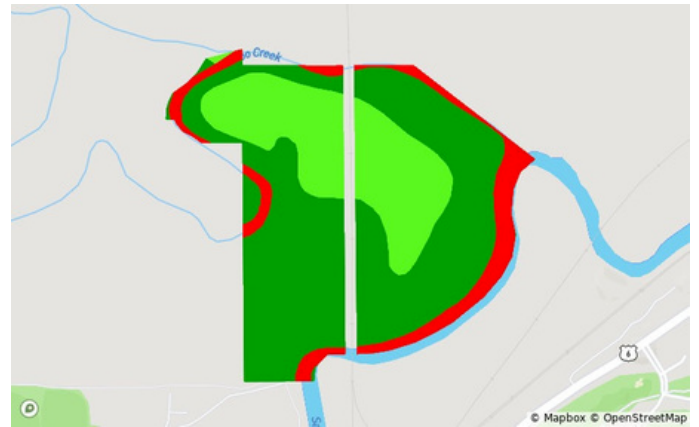
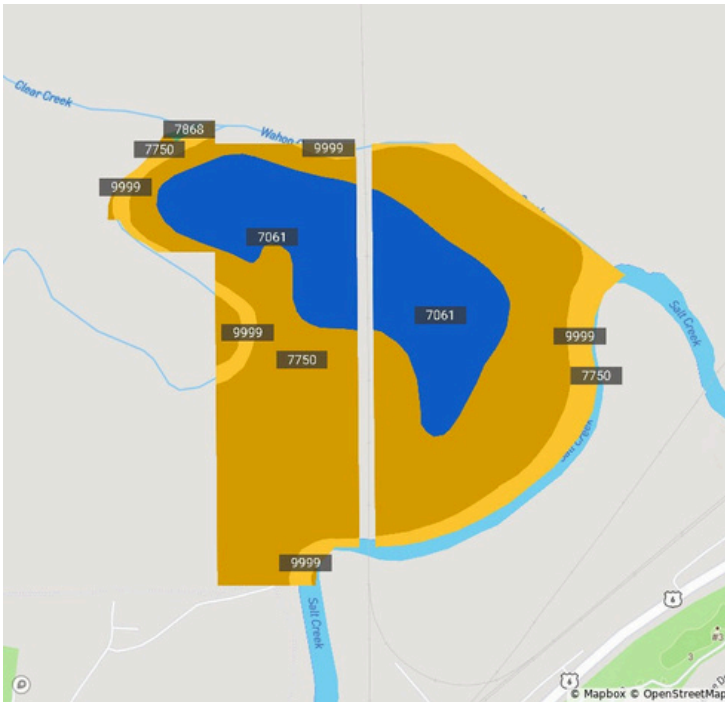




# Soils

Saunders, NE • Township: Ashland • Location: 36-13N-9E

125.91 acres, 3 selections



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
775	Nodaway silt loam, occasionally flooded	73.1	61.3%	2w	2	94.4
0	Muscotah silty clay loam, occasionally flooded	32.9	27.6%	2w	w	67.0
706	Water	13.2	11.0%	—	—	0.0
1	Nodaway silt loam, channeled, occasionally flooded	0.1	0.1%	6w	—	64.8
999					—	
9						
786						
8						



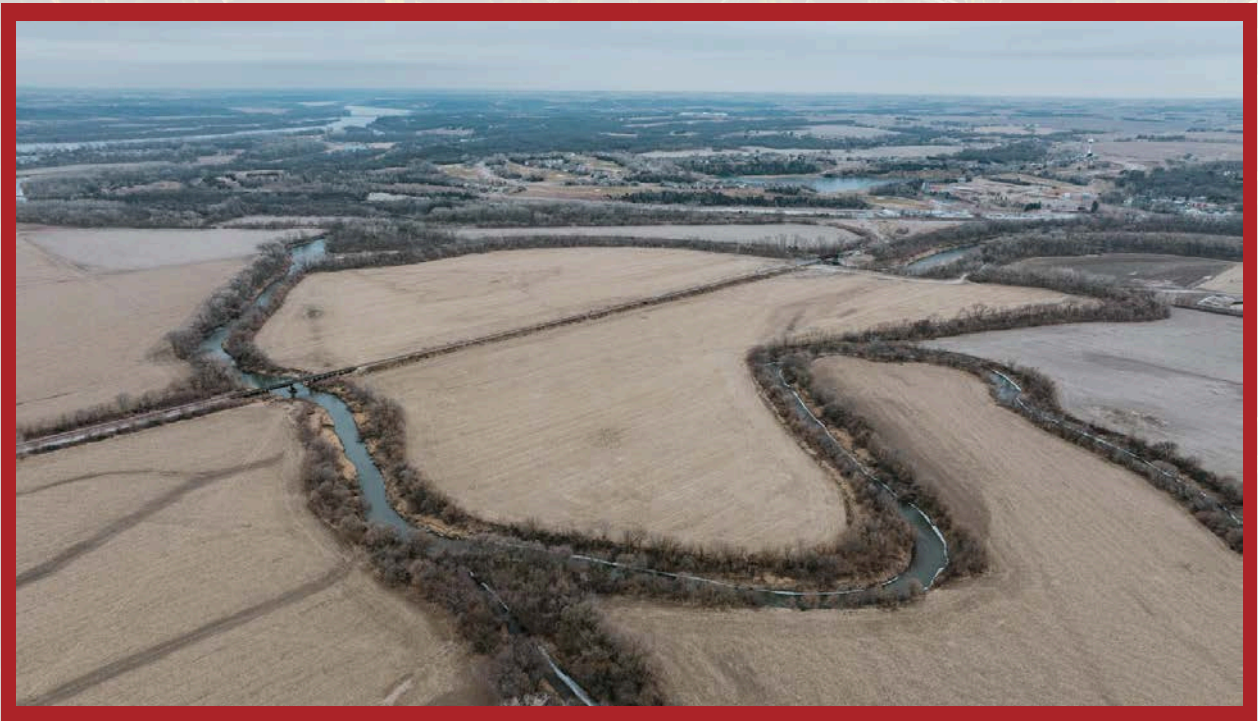
FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT





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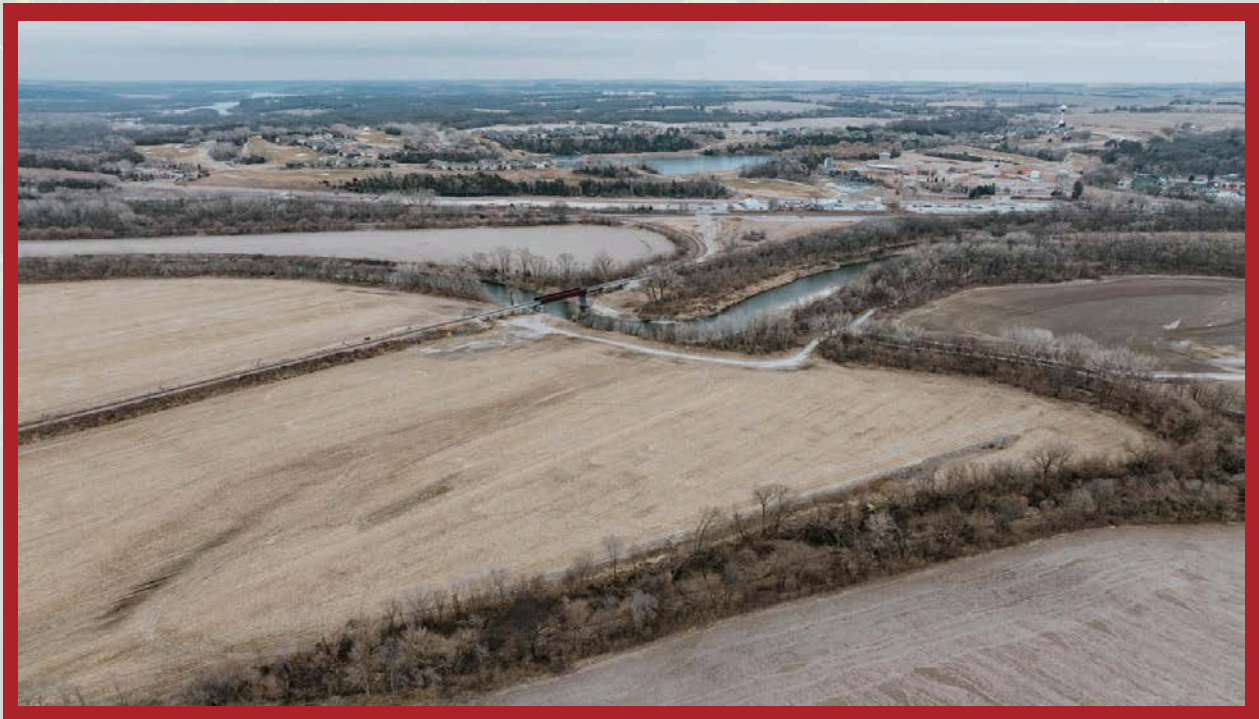


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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT







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

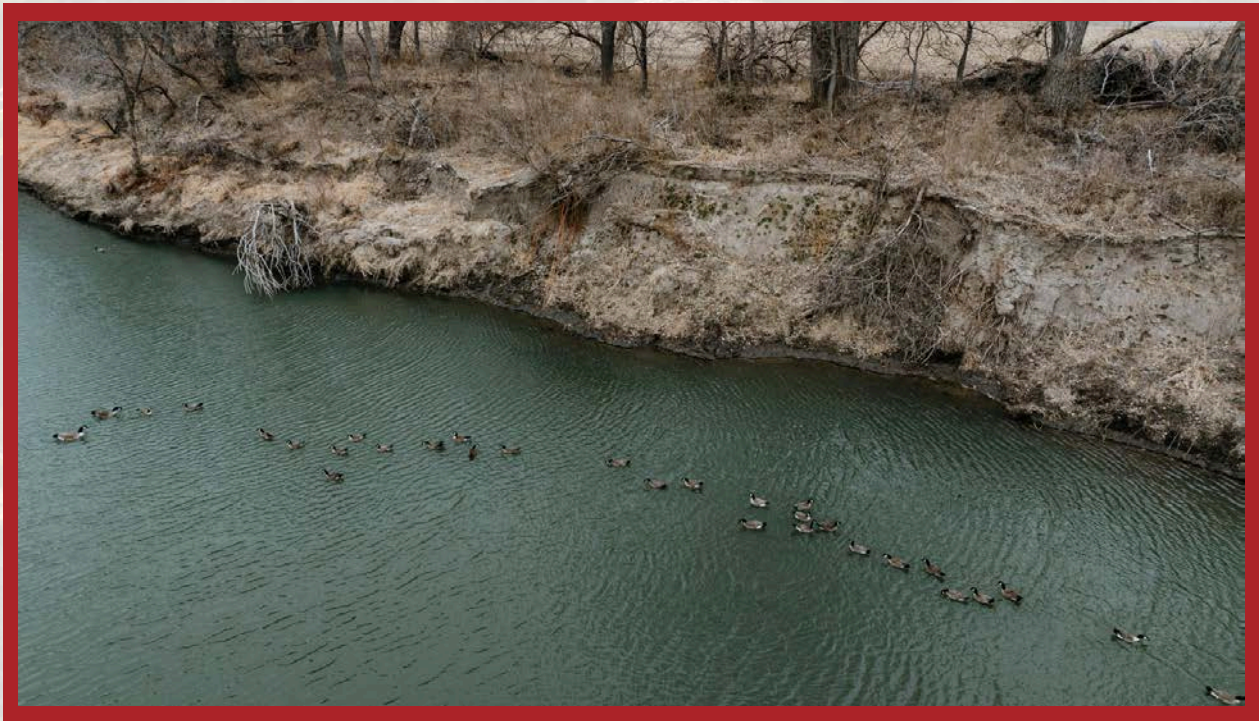
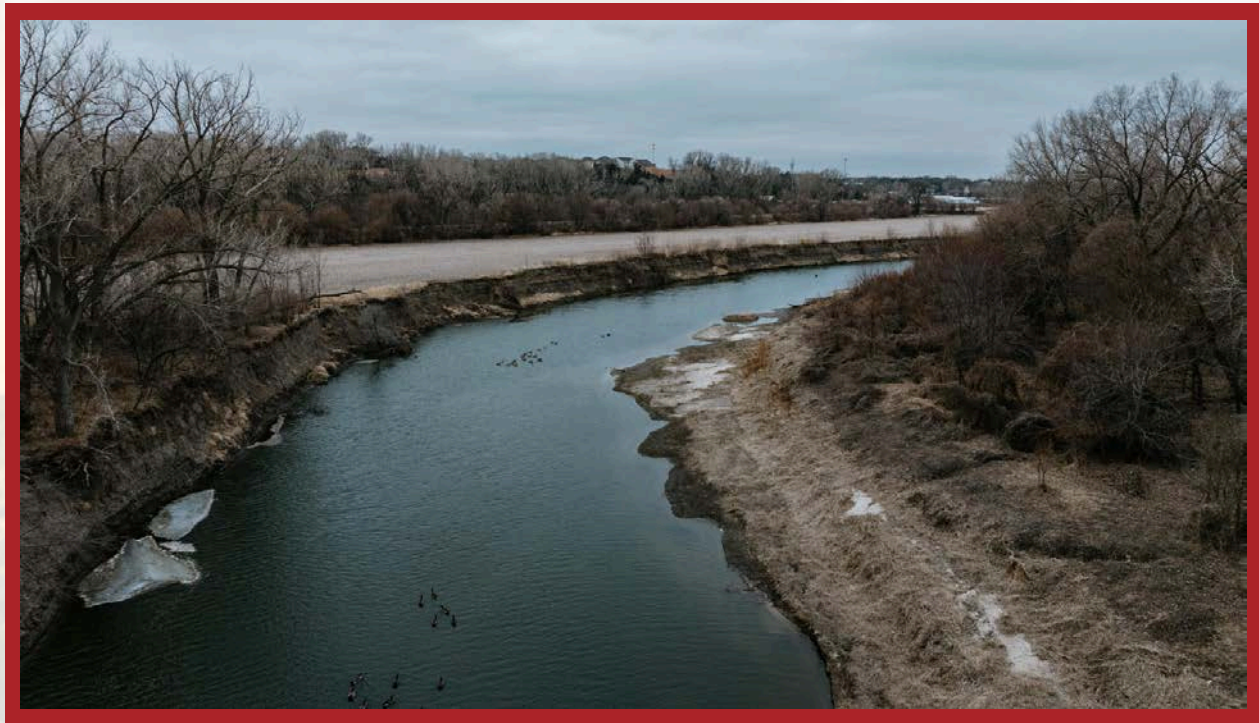




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**HELPING YOU BUY  
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HUNTING • DEVELOPMENT





## 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 5-year-old son, 1-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.  
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Tyler@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

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