



**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**IRRIGATED FARM**

Buffalo County, NE

**291 +/- Acres**

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**OFFERED AT:**

**\$2,550,000**

***ABOUT THIS PROPERTY:***

This is a very nice lightly rolling irrigated farm with great soils. There are 291 +/- total acres, with 241 acres irrigated by two pivots and two wells, 37 acres of dryland, and 13 acres of grass. There is a full Reinke pivot and a Valley pivot, which waters the west end. Each pivot has its own well. The Reinke pivot is 11 total towers and is watered by an electric well pumping 700 gpm.



## More About this Property:

The Valley pivot is 9 towers and is watered by a natural gas power unit and a well pumping 650 gpm. There are no water restrictions in the Central Platte Natural Resource District where this farm is located, so you never have to worry about running out of water. Even in the driest years you can raise a great crop with this irrigation equipment. Don't miss your chance to own this high producing Central Nebraska Irrigated Farm.

Directions: From Elm Creek, NE, go north on Hwy 183 for 3 miles to 100th Road and turn west. Travel west on 100th road for ¼ mile until you get to the intersection of Turkey Creek Road. The farm is located on the northwest part of the intersection.

Legal Description: 5-9-18 Pt S1/2 S1/2 N1/2 & Pt S1/2 W Of Rd (291 A) Buffalo County, NE

Taxes: County Parcel ID: 500155000

2023 Taxes: \$17,784.04

Income Potential: \$325/acre cash rent

Seller lease back, preferred

## FEATURES:

- 291 +/- total acres
- 241 +/- irrigated acres
- Two pivots
- Reinke and Valley pivots
- Two wells
- No water restrictions in the Central Platte NRD where this farm is located



# Buffalo County Nebraska



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2537	Coly silt loam, 6 to 11 percent slopes	76.63	27.03	0	64	4e
3562	Hobbs silt loam, occasionally flooded, cool	58.51	20.64	0	74	2w
2533	Coly silt loam, 11 to 30 percent slopes	45.39	16.01	0	55	6e
2813	Uly and Holdrege silt loams, 6 to 11 percent slopes	33.71	11.89	0	71	4e
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	19.83	6.99	0	55	6e
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	16.88	5.95	0	63	4e
2666	Holdrege silt loam, 0 to 1 percent slopes, cool	14.71	5.19	0	74	2e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	11.01	3.88	0	61	6e
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	6.61	2.33	0	66	2e
4153	Holdrege-Hall silt loam, 0 to 1 percent slopes	0.22	0.08	0	76	2c
TOTALS		283.5(*)	100%	-	65.23	3.97

(\*) 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.





### G-046283 - Irrigation

Registration Number G-046283  
 Well ID 53660  
 Status Active Registered Well  
 Well Use Description Irrigation  
 NRD Name Central Platte  
 County Name Buffalo  
 Latitude 40.7741  
 Longitude -99.3935  
 LatitudeDMS 40°46'26.920"  
 LongitudeDMS -99°23'36.520"  
 Location SWSE S5-T9-R18West  
 NRD Permit  
 Acres 60.00  
 Series Type Single Project  
 Pump Rate 700  
 Pump Column Diameter 7  
 Pump Depth  
 Total Depth 288  
 Static Water Level 81  
 Pumping Water Level 135  
 OwnerID 161313  
 First Name Morgan A  
 Last Name Meier Trustee of the Morgan A Meier Rev Trust  
 Registration Date 8/22/1975  
 Completion Date 8/15/1974  
 Decommissioned Date  
 Public Scans [More info](#)  
 Well Logs [More info](#)  
[Zoom to](#)

### G-055498 - Irrigation

Registration Number G-055498  
 Well ID 63106  
 Status Active Registered Well  
 Well Use Description Irrigation  
 NRD Name Central Platte  
 County Name Buffalo  
 Latitude 40.7768  
 Longitude -99.4028  
 LatitudeDMS 40°46'36.430"  
 LongitudeDMS -99°24'10.240"  
 Location NWSW S5-T9-R18West  
 NRD Permit  
 Acres 35.00  
 Series Type Single Project  
 Pump Rate 650  
 Pump Column Diameter 7  
 Pump Depth  
 Total Depth 312  
 Static Water Level 85  
 Pumping Water Level 165  
 OwnerID 161313  
 First Name Morgan A  
 Last Name Meier Trustee of the Morgan A Meier Rev Trust  
 Registration Date 3/23/1977  
 Completion Date 11/14/1975  
 Decommissioned Date  
 Public Scans [More info](#)  
 Well Logs [More info](#)  
[Zoom to](#)





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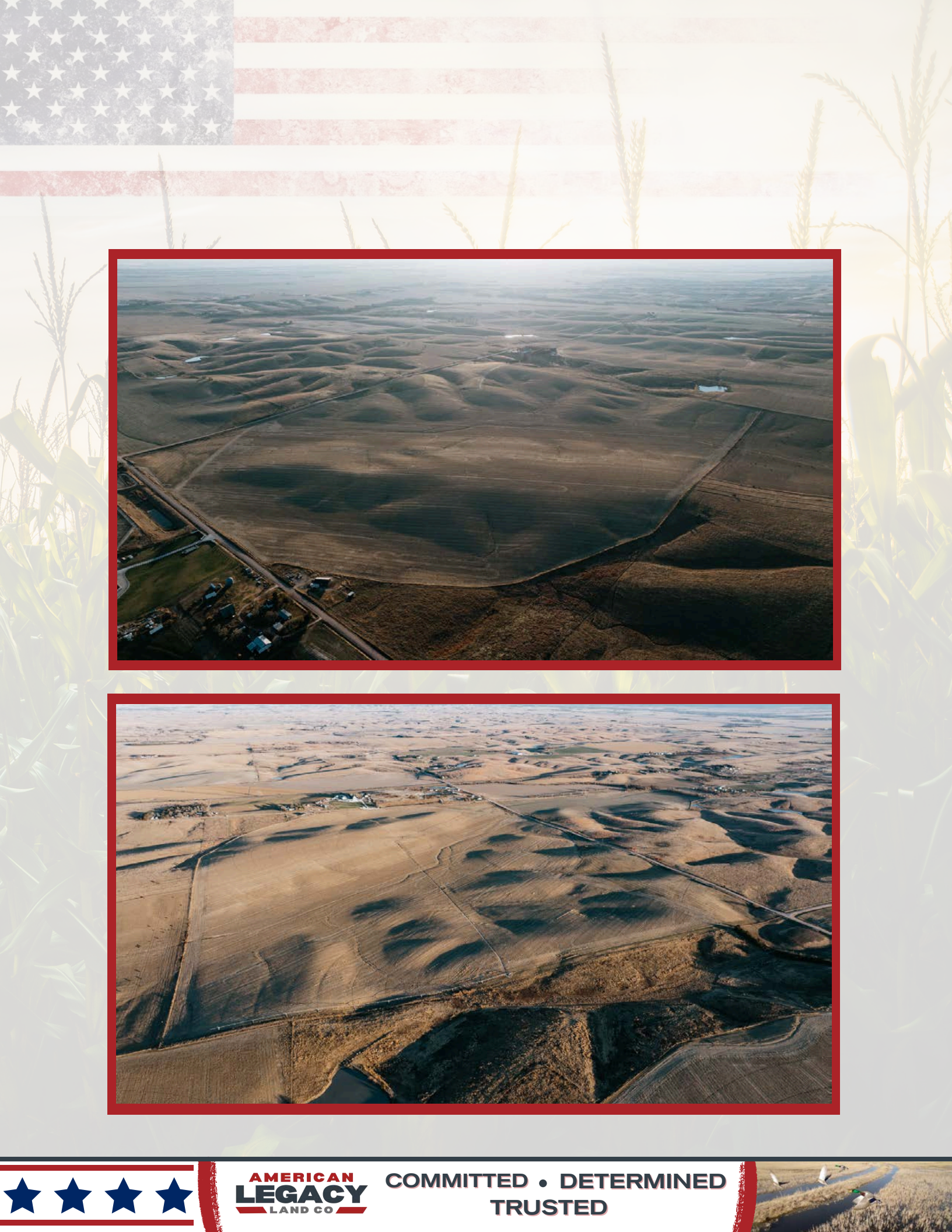


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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT

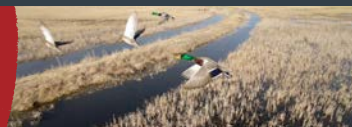






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**COMMITTED • DETERMINED**  
**TRUSTED**



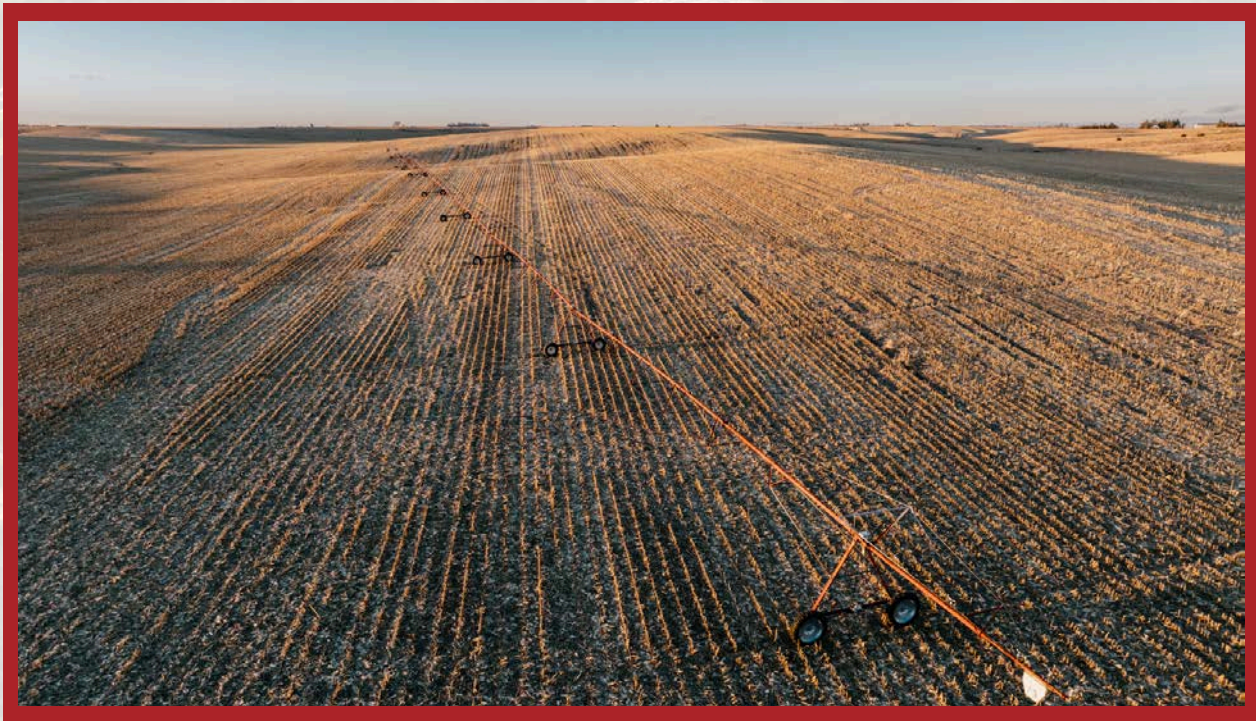
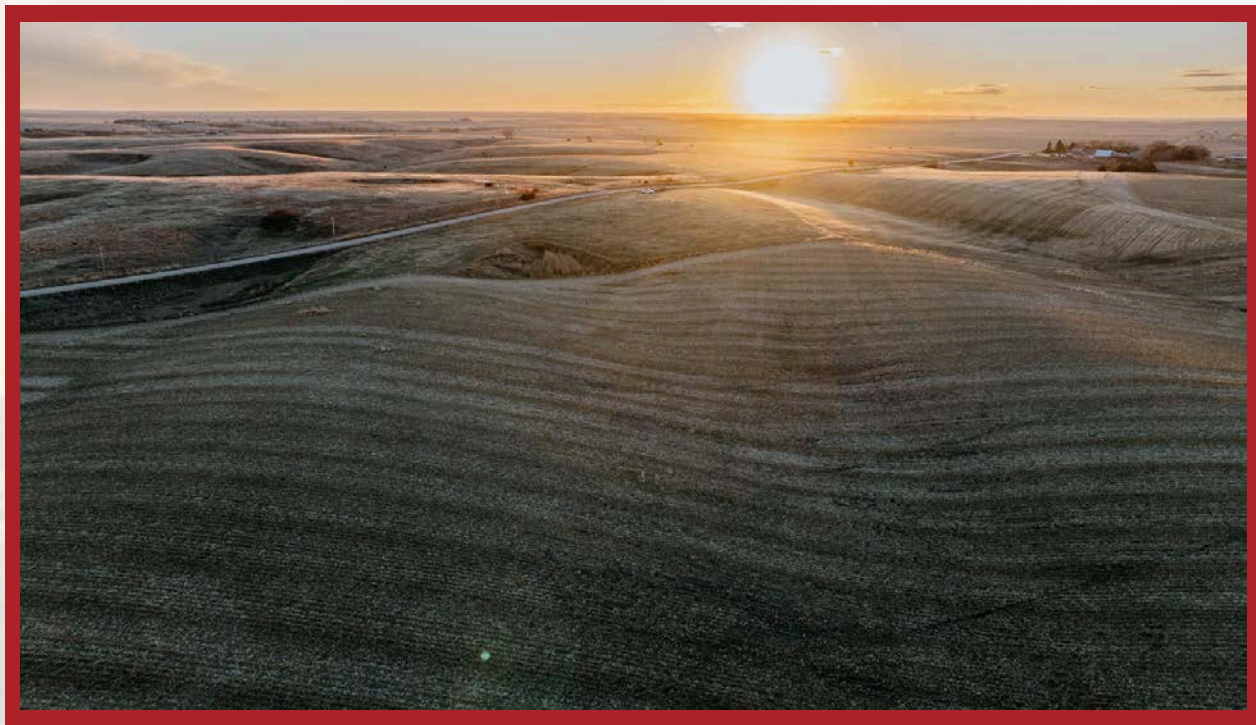


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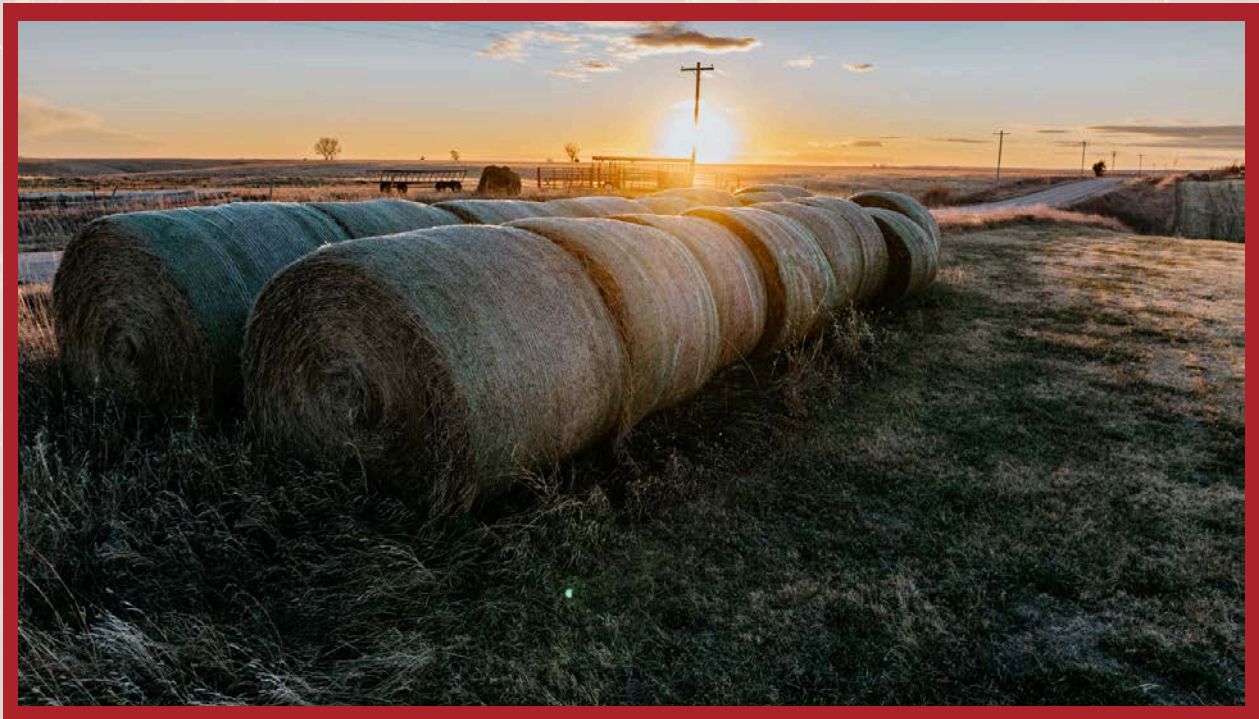
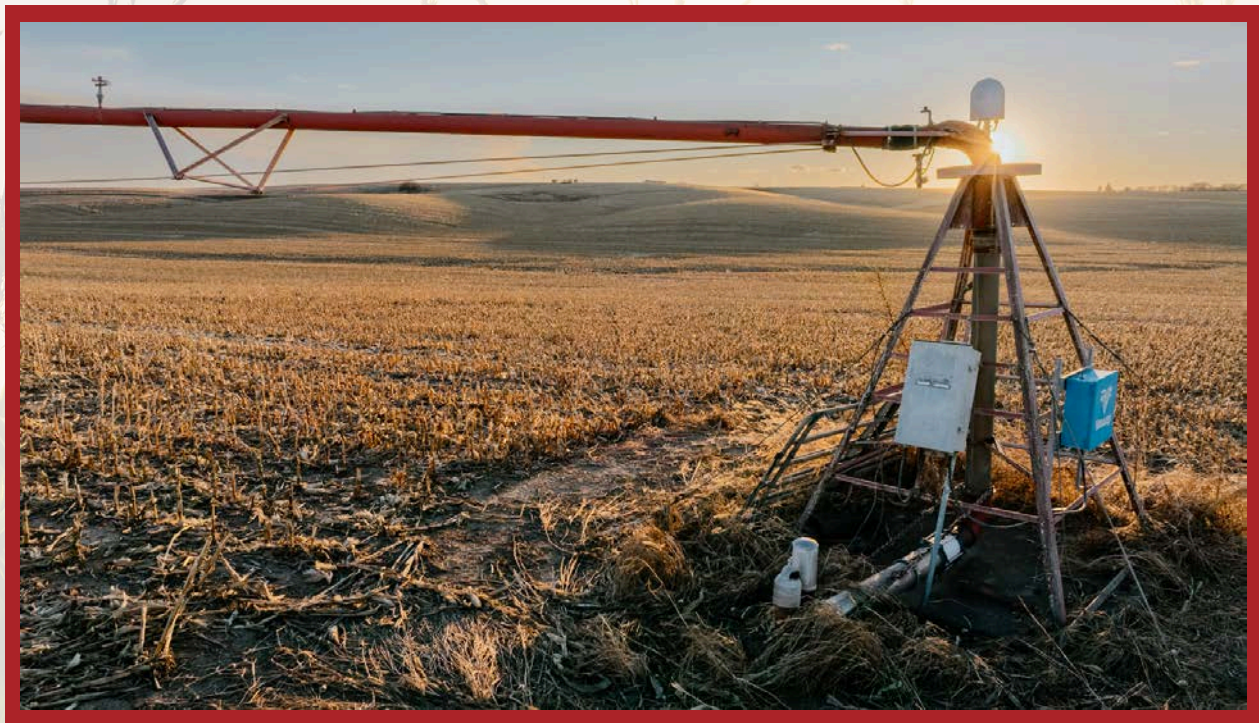


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BUYING • SELLING  
AUCTIONS

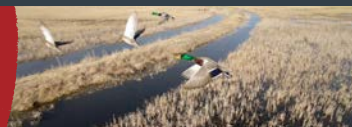






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FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT





## 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

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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