



**AMERICAN  
LEGACY  
LAND CO**



# ABSOLUTE AUCTION

**IRRIGATED/DRYLAND  
FARM GROUND**

Adams County, NE

**200 +/- Acres**

**Offered in 2 Tracts**

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

Located one and a half miles west of the Prosser, Nebraska or 4 Miles North and 1.5 miles east of Kenesaw on the South side of W 94th St. is 200+/- acres of irrigated and dryland crop ground. With great access to county maintained gravel roads and very close to the large CPI grain elevator at Hayland and a large cattleyard less than 8 miles away this farm is in a great location.



## More About this Property:

This highly productive farm is located atop the highly sought after Ogallala Aquifer and comes with an eight inch certified irrigation well registered to pump 1000 gallons per minute at 103 feet with total well depth of 201 feet. This farm is located in the Little Blue NRD and comes with 131.01 certified irrigated acres watered with a Valley Center Pivot. OF the total 200 acres there is a total of 197 farmable acres with 131.01 acres being irrigated and 66 acres being dryland. 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: 4 miles north of Kenesaw on N. Constitution Ave and then 2.5 miles east on W 94th Street. Or go to Prosser, Nebraska and head 1.5 miles west on W 94th Street. The property is on the south side of W 94th.

Legal Description: 200+/- acres 12-08-12-NE1/4 & N1/2 N1/2 SE1/4 12-8-12 KENESAW TWP

Taxes: \$12,300.00

Income Potential: irrigated farming, hay, commercial development, seed production, organic

## FEATURES:

- 200 +/- acres
- 131.01 +/- certified irrigated acres
- 8" well pumping 1000 gallons per minute
- Great access
- Valley Center Pivot

# ADAMS COUNTY, NEBRASKA



# AMERICAN LEGACY LAND CO





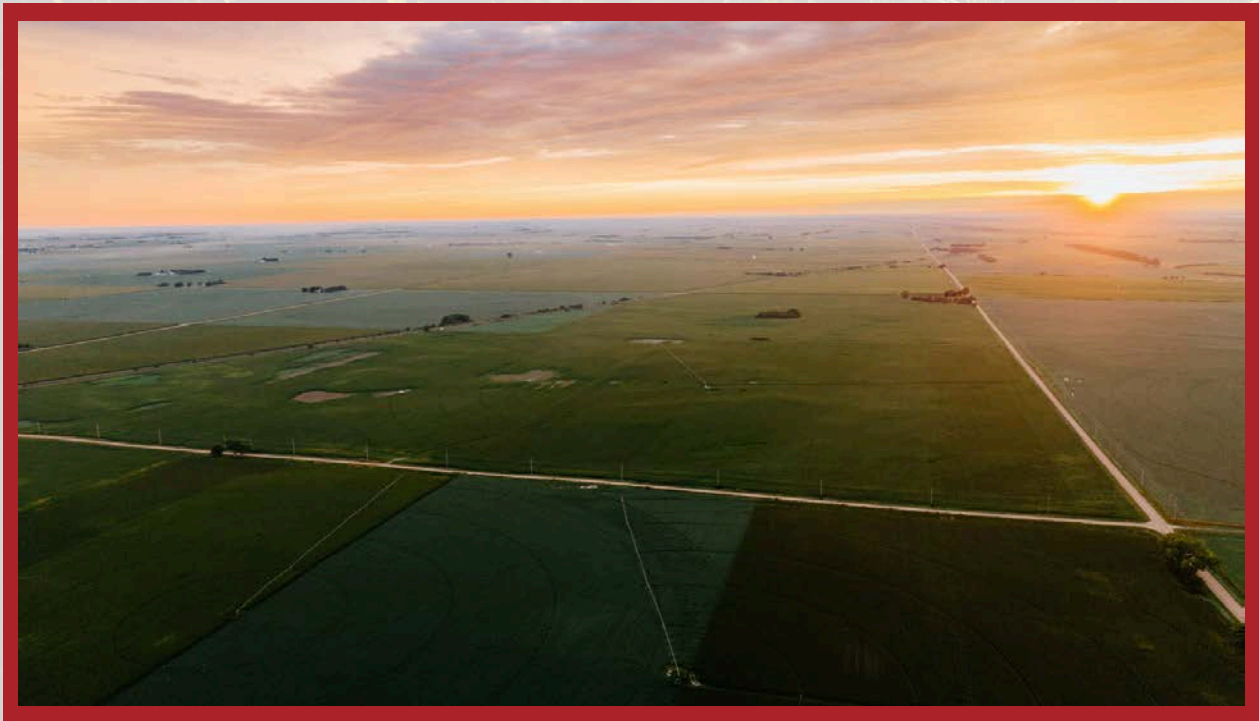
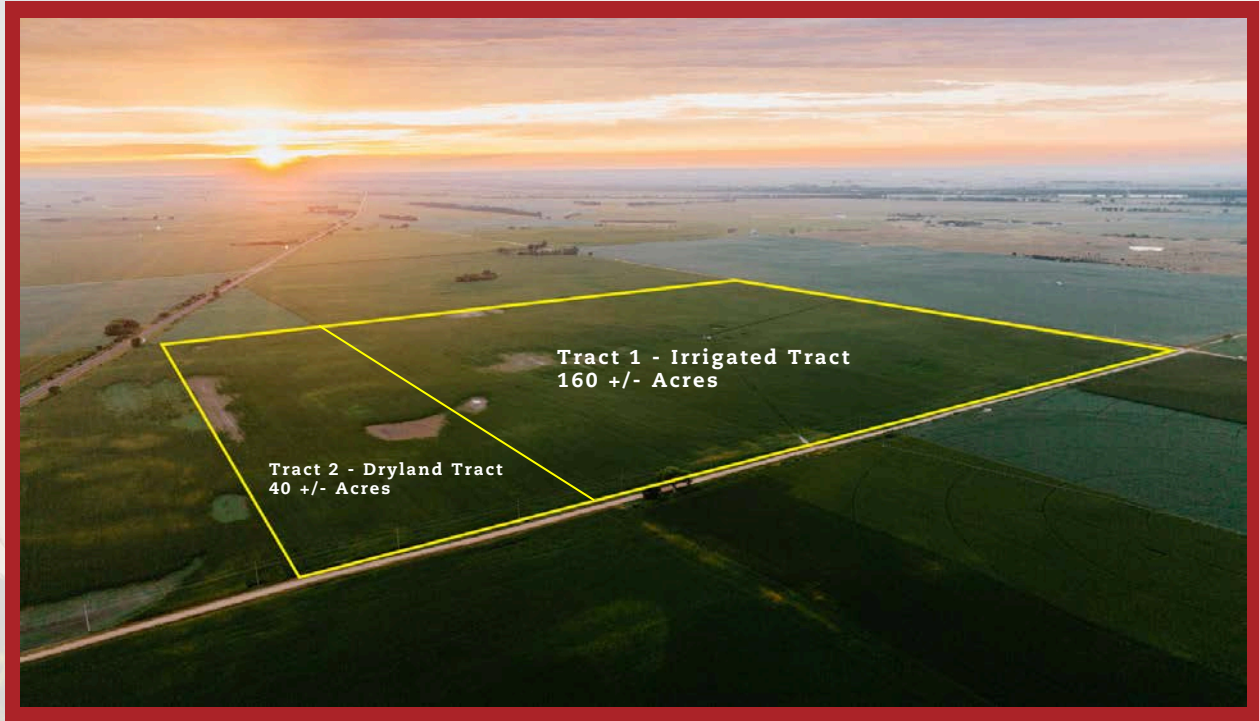
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9063	Kenesaw silt loam, 0 to 1 percent slopes	80.63	40.93	0	73	2c
9066	Kenesaw silt loam, 3 to 6 percent slopes	77.64	39.41	0	71	3e
9080	Rusco silt loam, 0 to 1 percent slopes	20.98	10.65	0	31	2w
9064	Kenesaw silt loam, 1 to 3 percent slopes	17.74	9.0	0	72	2e
TOTALS		196.99(*)	100%	-	67.64	2.39

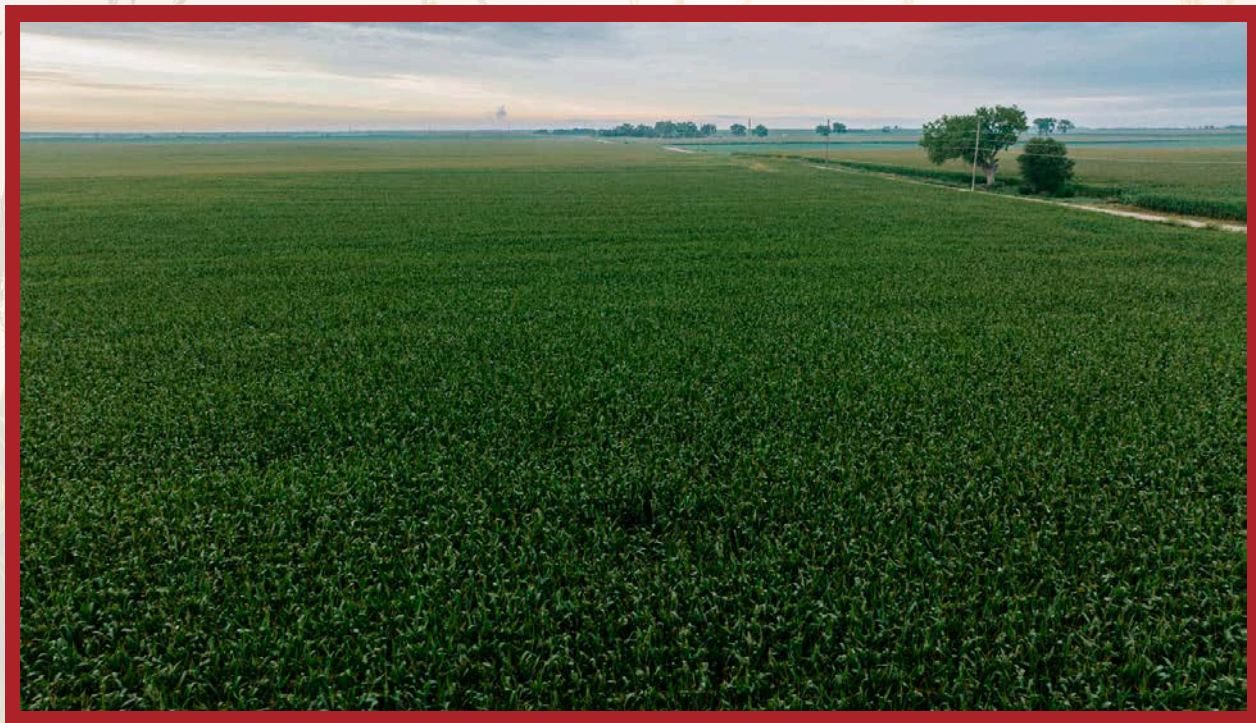
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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**TRUSTED**



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AND SELL LAND**



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## Auction Terms and Conditions:

ABSOLUTE FARM AUCTION - Friday March 14, 2025 10:30am CST- Niobrara Room, Quality Inn, 7838 S 281, Grand Island, NE 68803 - HYBRID COMBINATION LIVE AND ONLINE AUCTION  
\*\*\*ONLINE BIDDING BEGINS MARCH 7TH ON AUCTIONTIME.COM.\*\*\*

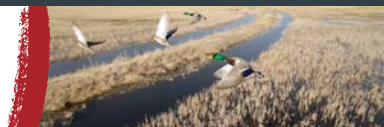
\*\*NOTE: ALL ONLINE AND PHONE BIDDERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO AUCTION DATE! \*\* \*\*\*ALL SALES ARE FINAL!!\*\* HAVE FINANCES LINED UP IN ADVANCE \*\*\*ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY  
\*\*\*PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.\*\*\*

Property Specific \*\*\* PROPERTY SHALL BE OFFERED IN TWO TRACTS \*\*\*

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site or electronically immediately following the close of bidding. 10% non-refundable down payment due on the day of auction in good funds payable directly to Phelps County Title Co, Holdrege, NE. to be deposited in escrow no later than end of business on the following business day. The remainder of the purchase price shall be paid in certified funds at closing on or before April 30th, 2025. Buyers will pay a \$495 Broker Administrative fee plus applicable NE sales tax at closing. All 2024 taxes to be paid by seller. All 2025 taxes will be prorated to day of closing. Full possession will be given at closing. Buyers have full right to use of land for all of 2025 growing season. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase is not contingent upon financing or inspections. Please have all arrangements made prior to the sale. American Legacy Land Co, Broker, Nick Wells, Bryan North, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The property will be sold as two separate tracts. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and all fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information. All announcements made the day of the auction take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments prior to bidding. All sales are final once the auctioneer says "sold". All property is offered in "AS IS, WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, neither expressed nor implied, will be offered.



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## 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  
AMERICAN LEGACY LAND CO.  
308-991-9544  
Nick@AmericanLegacyLandCo.com