



FOR SALE

IRRIGATED SOD FARM

Sarpy County, NE

133.43 +/- Acres

OFFERED AT:

\$2,933,920

ABOUT THIS PROPERTY:

This 133.43 +/- acre irrigated sod farm with excellent development potential is just a short drive from Springfield, NE, along Highway 50 just south of Omaha. The farm is irrigated by 2 Valley Pivots: one 6-tower pivot and one 2-tower pivot. The irrigation well is powered by a 50hp electric motor that feeds both pivots and is rated up to 1200 gpm. The well is drilled to 57 feet. The predominant soil type is Kennebec Silt Loam and the entire farm scores a very impressive 95.8 on the NCCPI rating scale! The sod farm is currently leased for 2025. This is a great opportunity to invest in high quality fertile loam soil farm with further potential return on investment in a progressive area.



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More About this Property:

Opportunities for future development projects are very likely and other area projects currently underway. Sarpy County is growing rapidly and this particular property is an ideal location to capitalize on that growth.

The property has a right of first refusal.

Schedule your private showing with Tyler Johnson or Bryan North today.

Taxes: \$5,768.23

Legal Descriptions:

TAX LOT J 2-12-11 (23.64 AC)

N1/2 NW1/4 & SW1/4 NW1/4 & PT GOV LOT 7 & PT OF TAX LOT 2A 1-12-11 (109.79 AC)

Directions: From Springfield, head south on highway 50 to Buffalo Road. The property is on the southeast side of the intersection.

FEATURES:

- 133.43 +/- acres
- Irrigated sod farm
- Great soils
- 2 Valley pivots
- Development potential
- Great location along Highway 50



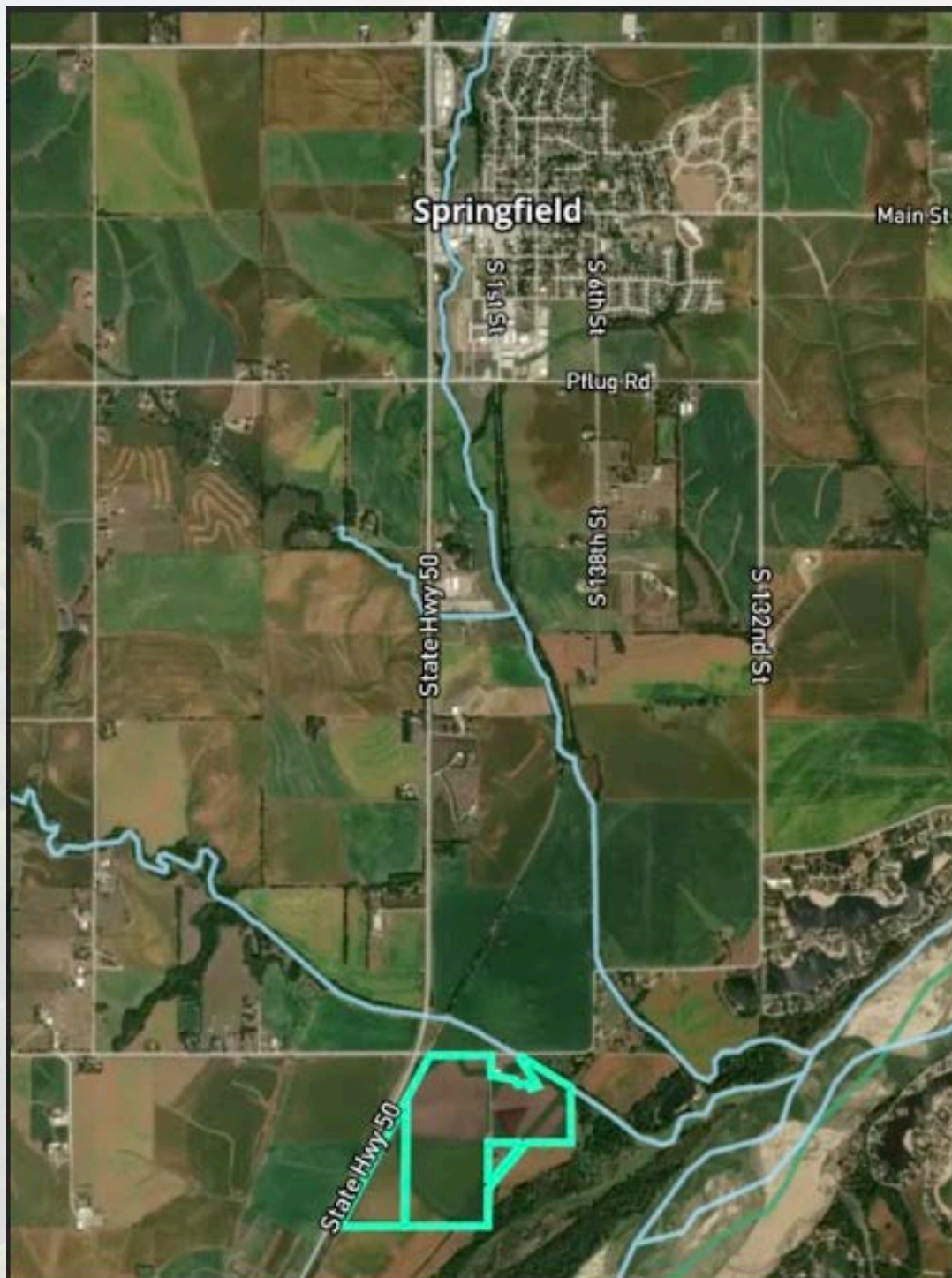
SARPY COUNTY,
NEBRASKA



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Soils



Sarpy, NE • Township: Platford-Springfield I
Locations: 01-12N-11E, 02-12N-11E

133.36 acres, 2 selections



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
7050	Kennebec silt loam, occasionally flooded	88.3	66.1%	2w	2w	97.3
7812	Smithland-Kenridge silty clay loams, occasionally flooded	40.1	30.1%	2w	2w	95.9
8532	Novina-Gibbon complex, occasionally flooded	3.9	2.9%	2w	2w	70.3
7235	Judson-Nodaway channeled-Contrary complex, 0 to 12 percent slopes	1.3	0.9%	6w	4e	61.8

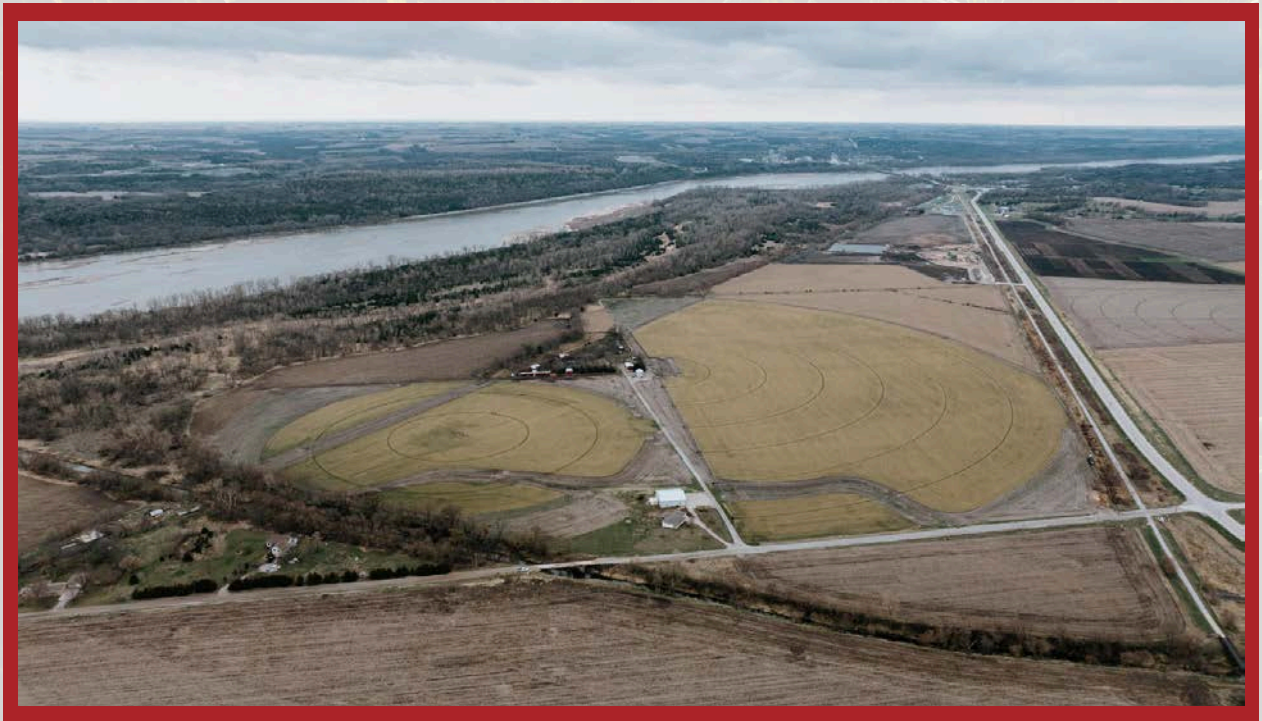


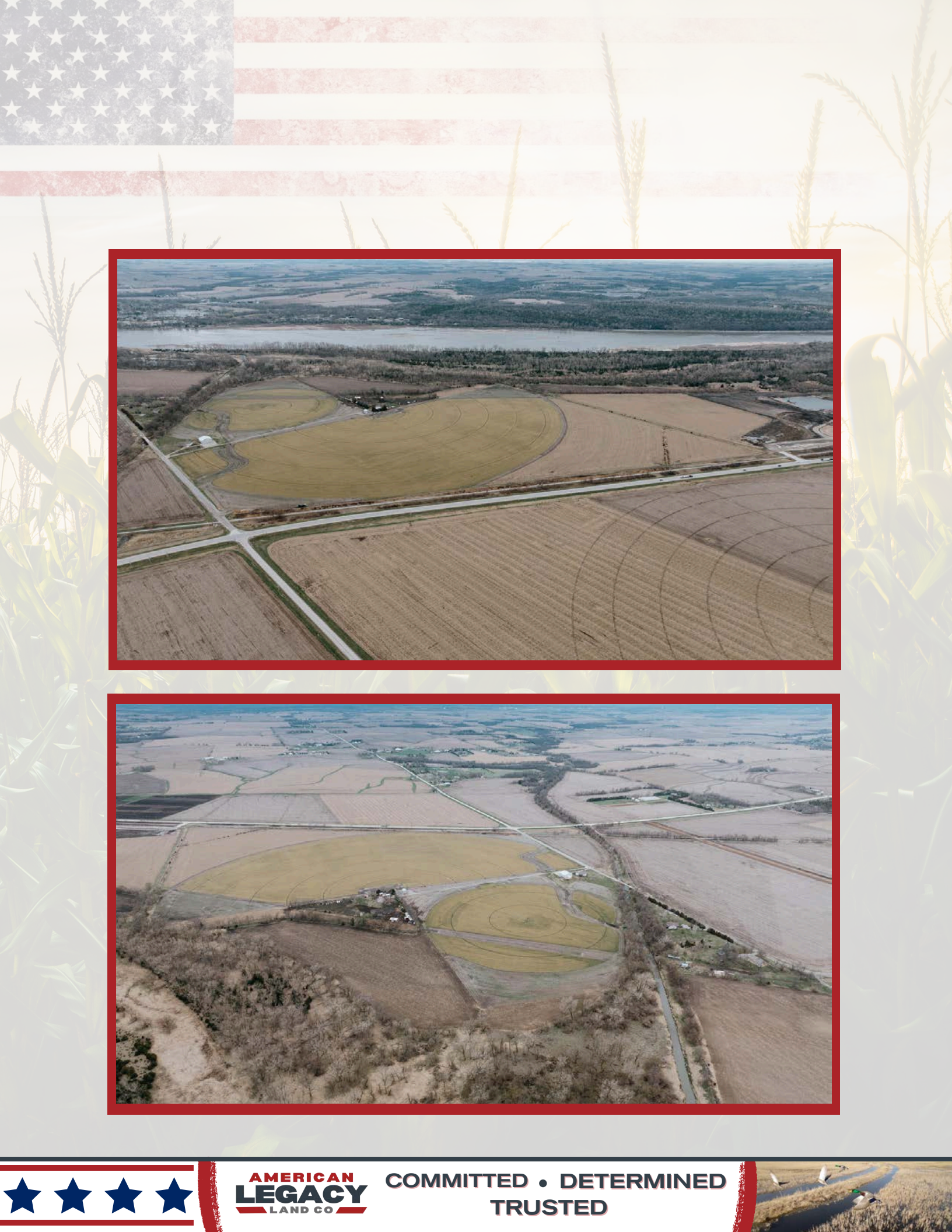
FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





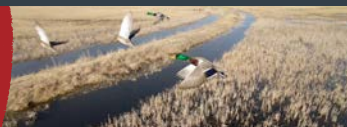
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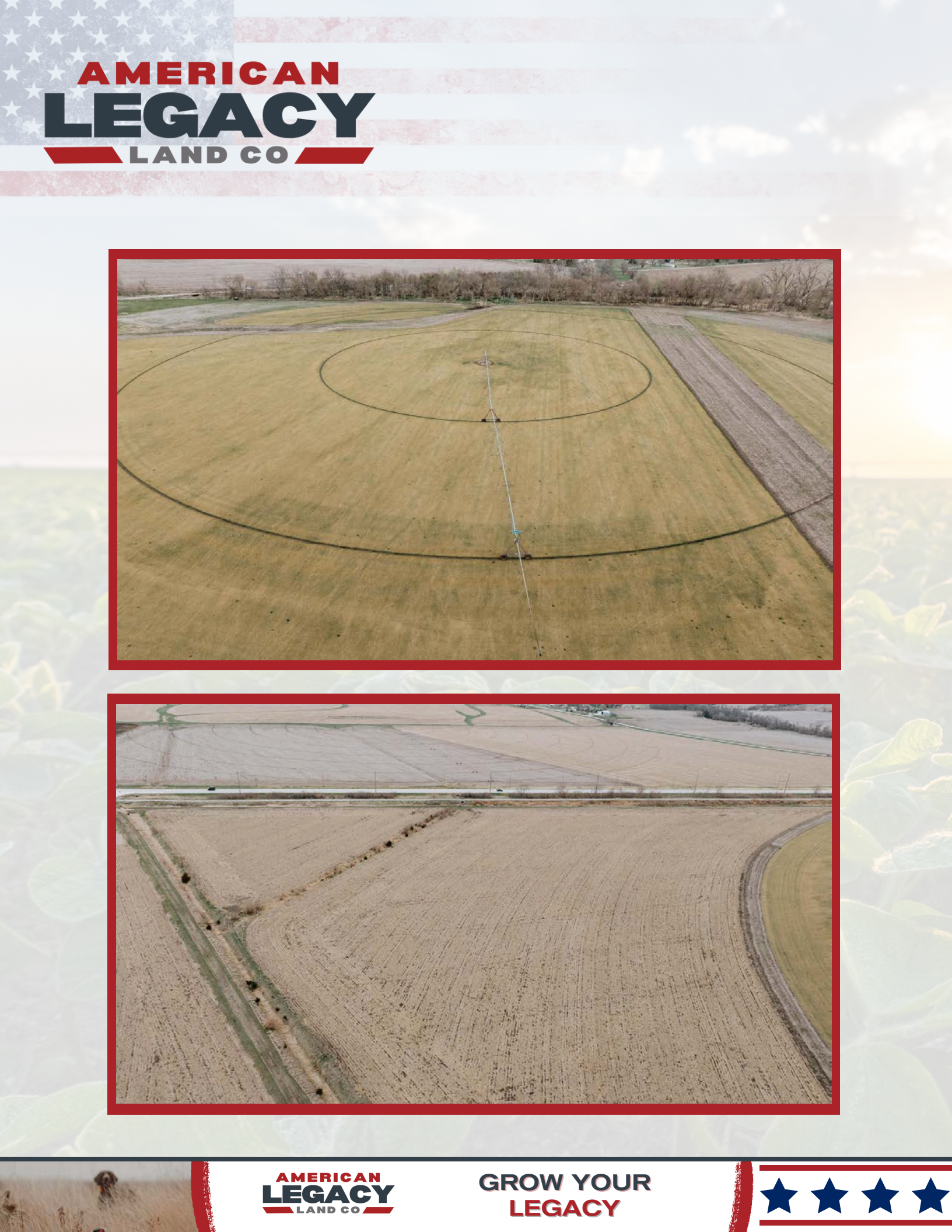




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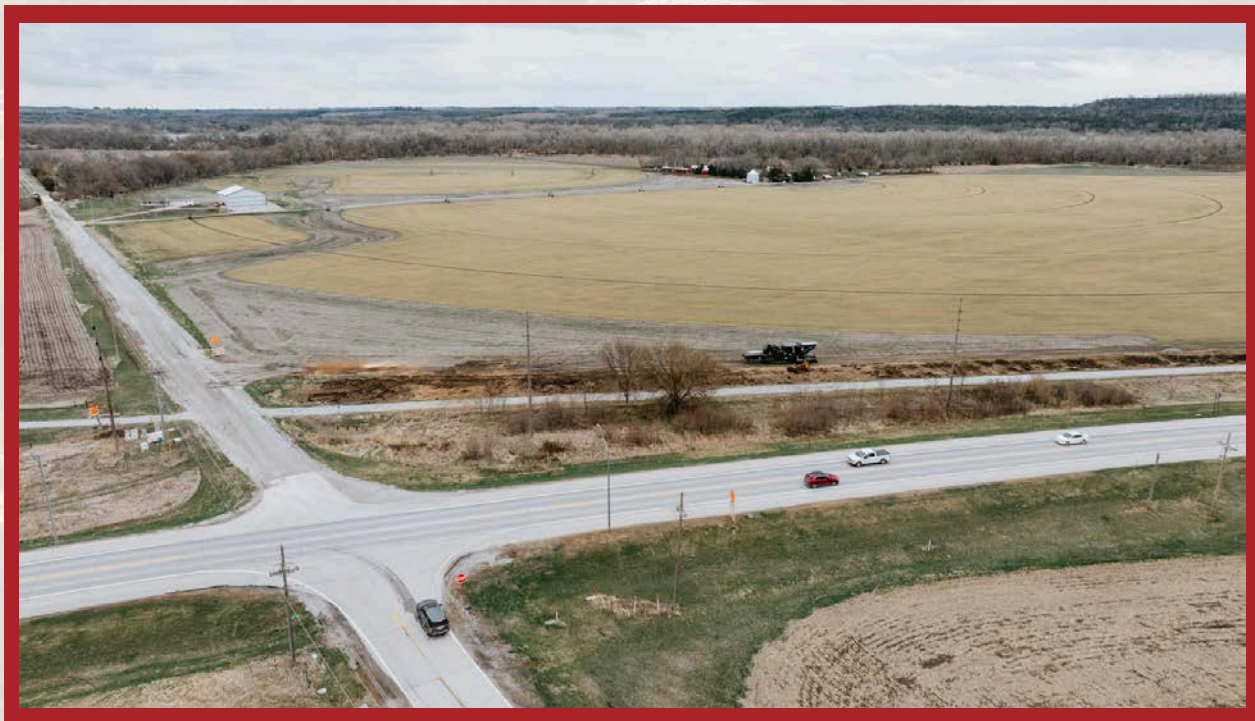




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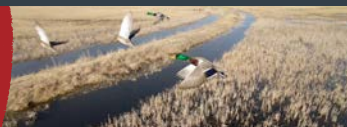
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Listing Agents:

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, one-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.

402-616-5801

Tyler@AmericanLegacyLandCo.com

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

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