



**AMERICAN
LEGACY**
LAND CO

FOR SALE

LOUP RIVER RECREATIONAL FARM

Custer County, NE

389 +/- Acres

OFFERED AT:

\$2,500,000

ABOUT THIS PROPERTY:

One mile of Loup River frontage and income-producing irrigated crop land rarely hit the market. Especially when they are contiguous parcels within 45 minutes of a commercial airport in Nebraska, this is a hunter's dream, and your chance to buy a piece of the famed Ogallala Aquifer. Water is abundant and spilling out of the ground along the Loup river system and the sandhills all around this property. This particular piece of land is comprised of 389+/- total acres, which includes 1 mile of the South Loup River, two Zimmatic Pivots with electric wells, mature trees, 218 acres of grass, 130 acres of irrigated cropland, and 40 acres of dryland.



www.AmericanLegacyLandCo.com



More About this Property:

Whether you are a waterfowl hunter looking for a place of your own where you could have flooded corn to hunt greenheads in the heart of the central flyway, or you are a deer and turkey hunter looking for a place where you can chase Whitetail, Mule deer, and Merriam Turkey, this place has it all. You will even find Bobwhite Quail and Pheasants living here. Being a short drive north of North Platte, Nebraska, it is conveniently located just a couple miles off State Highway 92 on great county roads, which will provide quick and easy access all year round. Build your hunting lodge or a family getaway you can keep private for your enjoyment; the memories will last a lifetime.

The income from the farm, whether it is with a farm lease or farming it yourself, will make this recreational paradise an income-producing asset you will never want to sell. The crop land and the pasture can easily be rented to neighboring operators, or the land could be kept as habitat for the wildlife that call this land home all year long. Parcels of land this size with this much character and potential are a once-in-a-lifetime opportunity.

Please give Nick Wells at 308-991-9544 or Bryan North at 308-325-2858 a call with any questions or to schedule your private tour today.

Directions: From Arnold go 1.5 miles West to County Road 409 then turn right and go North 1.5 miles where the road turns west and changes to 801 Drive. The property is located on the North side of 801 Drive.

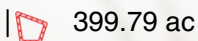
Legal Description: SEC 18-17-25 PAR IN N1/2 230.62 ACRES ARNOLD TWP, SEC 18-17-25 LOTS 1-2 78.95 A ARNOLD TWP, SEC 7-17-25 LOT 4, SESW 79.50 ACRES ARNOLD TWP 389+/- Total Acres

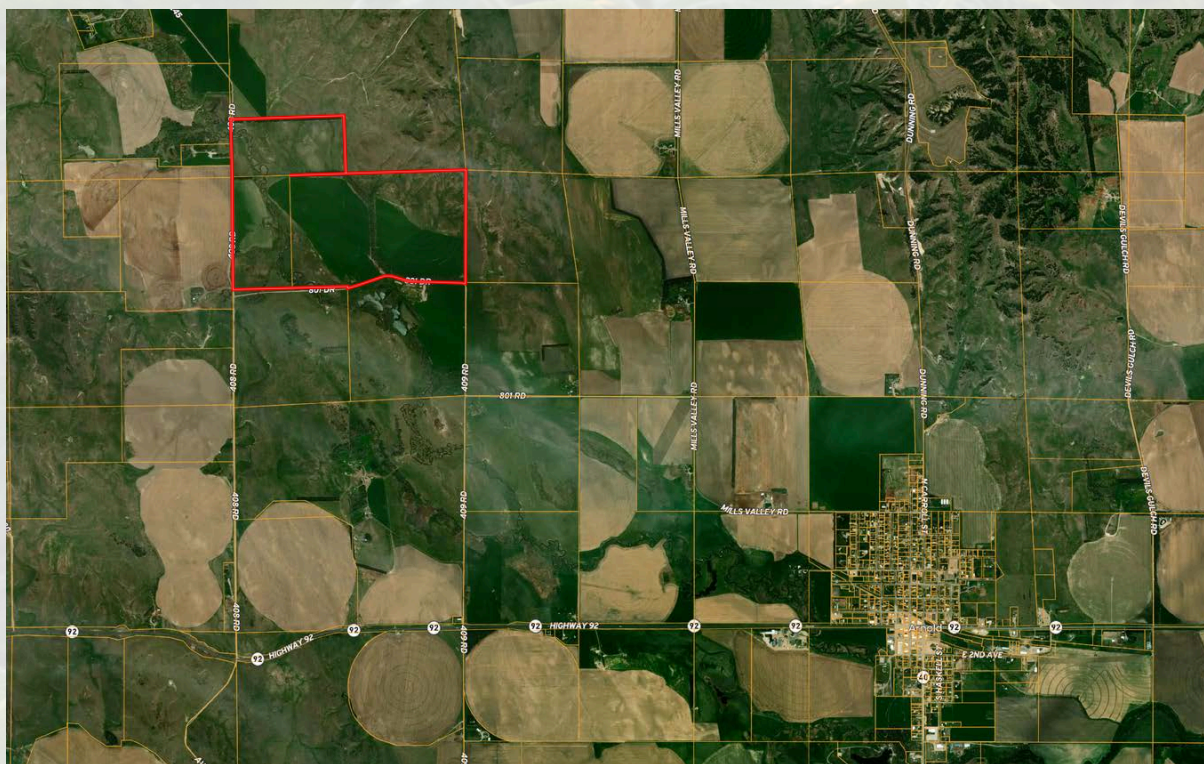
Taxes: \$4934.98

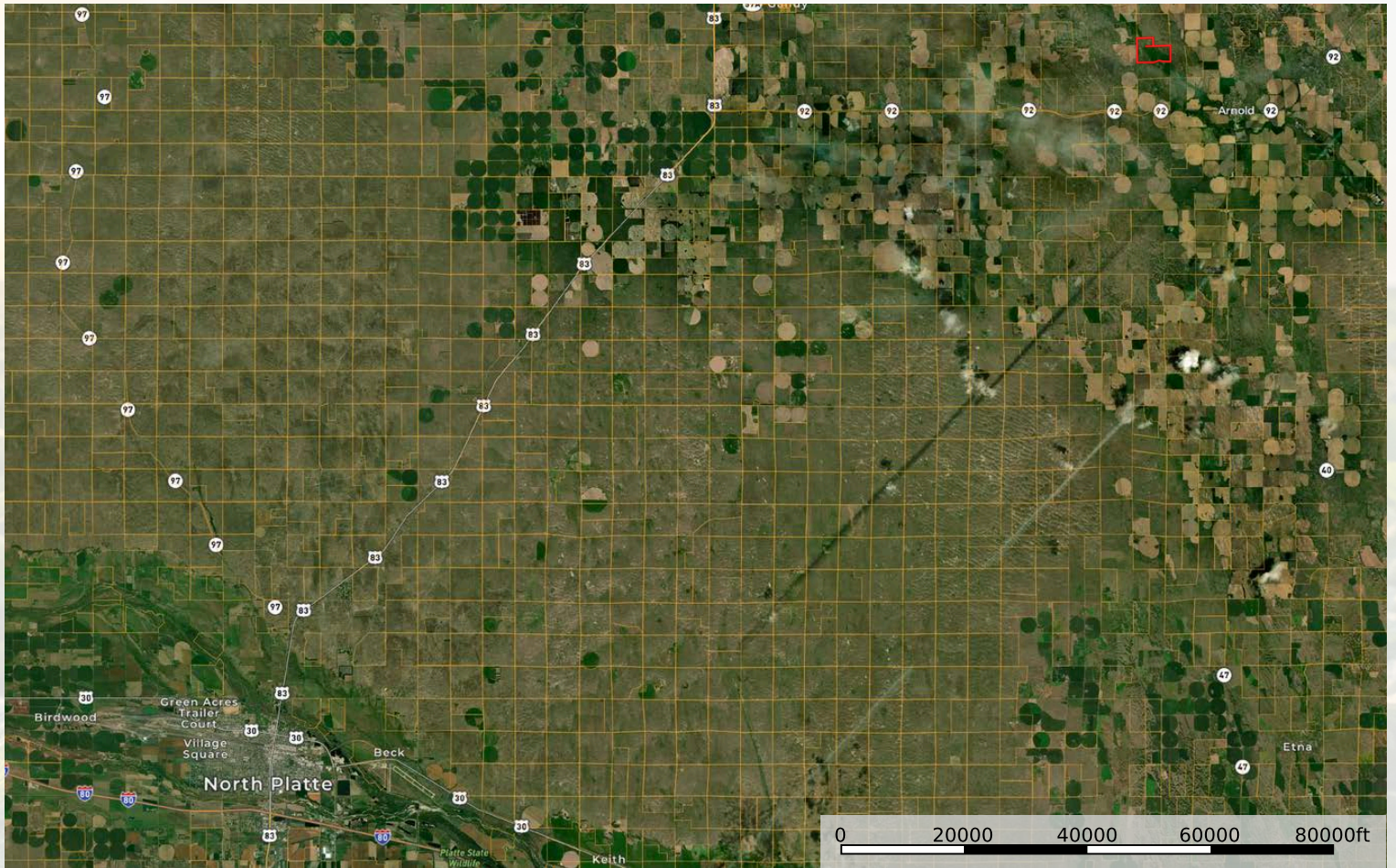
FEATURES:

- 389+/- Acres on the South Loup River
- 1 Mile of River Frontage
- 2 Pivots with Electric wells
- Close to North Platte and commercial airports
- Mallards, Deer, Turkey, Pheasants, and Quail

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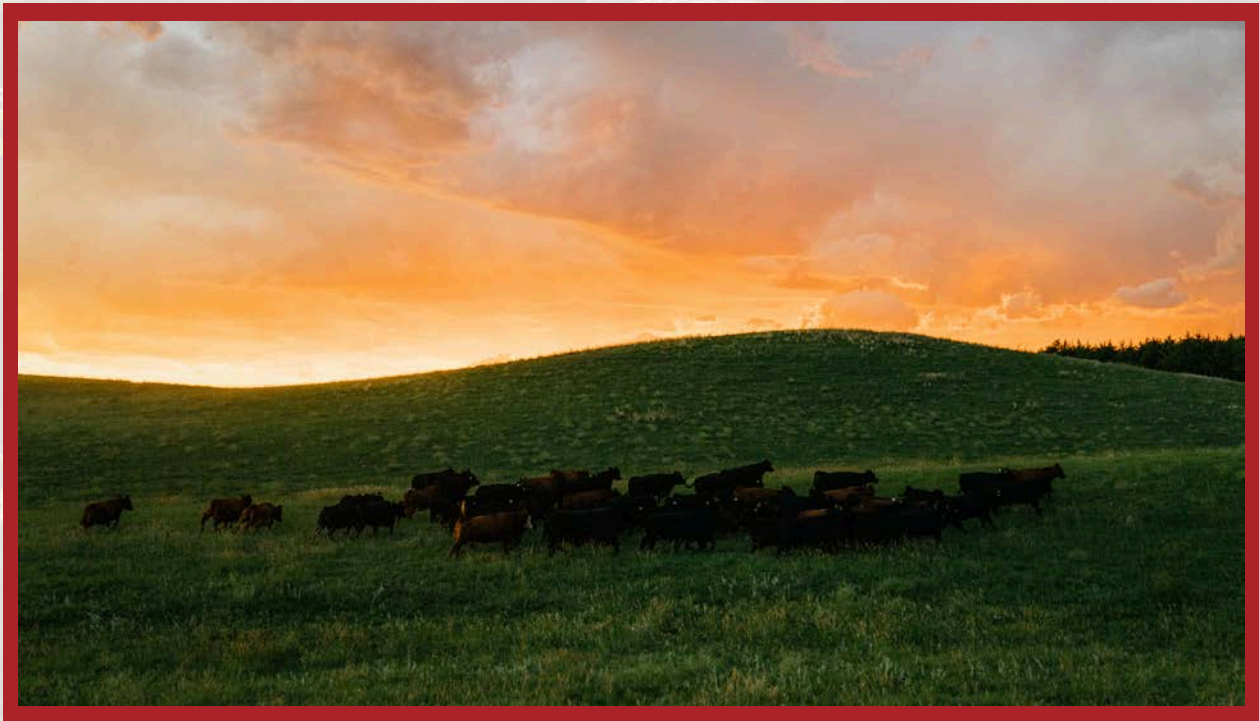


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HUNTING • DEVELOPMENT**





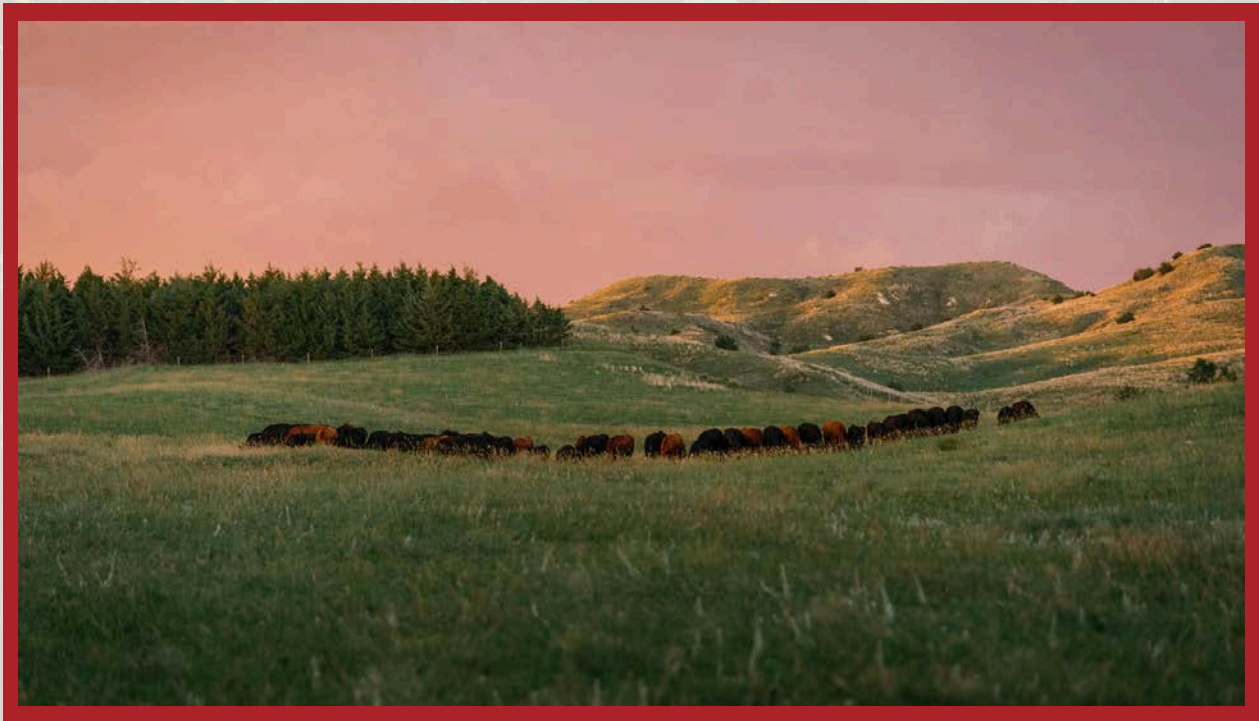
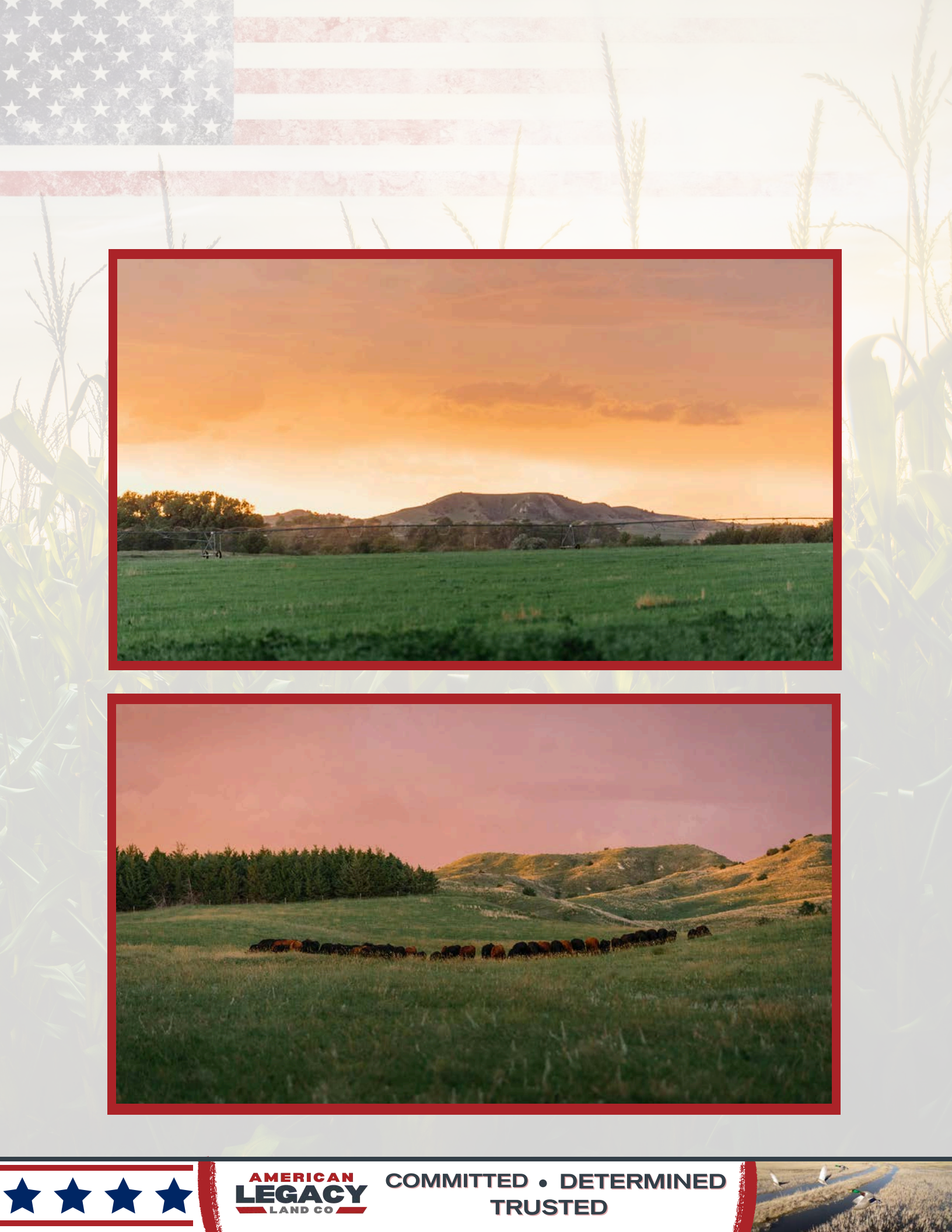


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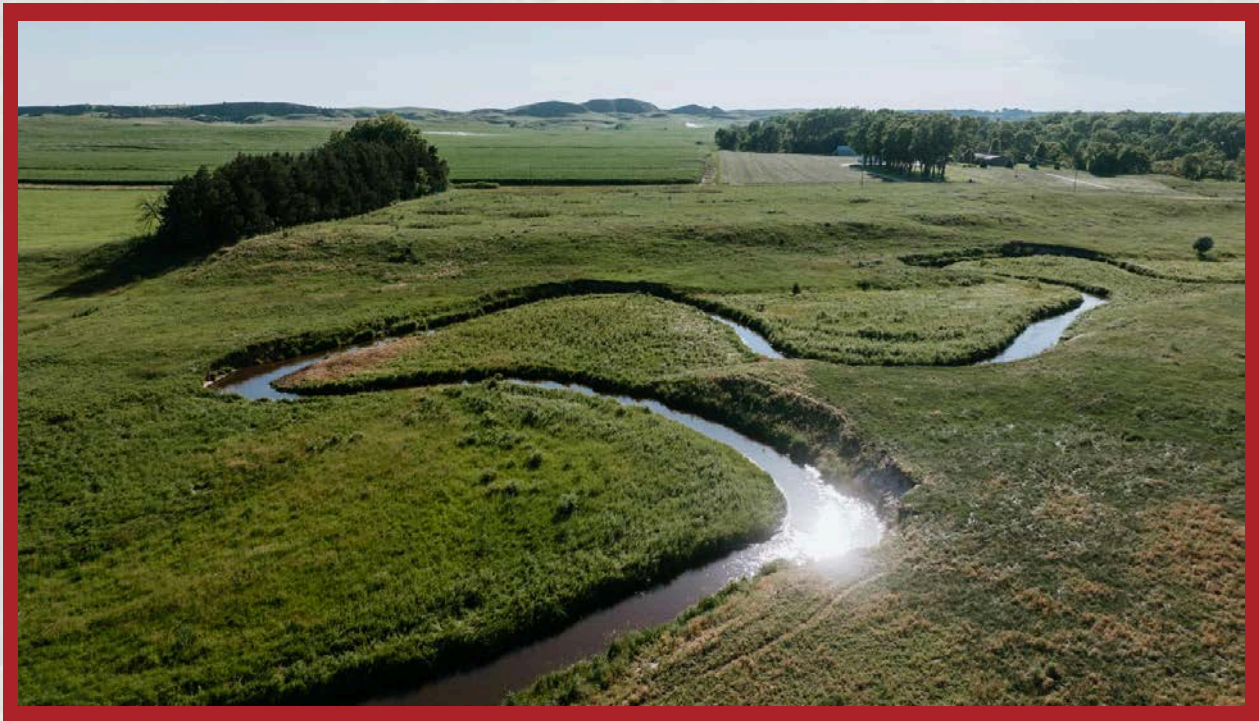




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HELPING **YOU** BUY
AND SELL LAND



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

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