

AMERICAN LEGACY LAND CO

FOR SALE

FLYING H RANCH

Gosper County, NE

630 +/- Acres

OFFERED AT:

\$2,225,000

ABOUT THIS PROPERTY:

The Flying H Ranch has been a Legacy operation for over half a century in the Arapahoe/Holbrook Nebraska area. With family ties dating all the way back to the homestead days, improving cattle genetics has been the family legacy and business for many years. Dick and Bonnie Helms have decided to retire and sell the Flying H headquarters and heart of the operation. Their son Kyle and his family will continue the Flying H cattle genetics line and the family brand will continue on. The headquarters will soon be moving back to Kyle's residence where the very original location all began years ago on Muddy Creek giving new buyers an opportunity to purchase a big portion of the East side of the Ranch. Generational operations like these only come around once a lifetime and American Legacy Land Company is proud to offer this ranch to potential buyers to expand on their own legacy.



More About this Property:

The Ranch is located approximately 12 miles NW of Arapahoe NE. Directions to the property are: 7 miles north of Arapahoe to road 730 and 4 miles west to Road 420 then a mile back south to 728 Drive and half mile back east. Just a short drive from Arapahoe you will find a great opportunity for a fully operational ranch. This opportunity is available to be set up as a turnkey operation with additional equipment and personnel property available for purchase.

This area of Nebraska is known for high quality grass for cattle production along with very good water right over top of the Ogallala aquifer. Productive soils are also found here in this region for growing both irrigated and dryland crops to help produce feed for the livestock. Wildlife in this region has produced high quality whitetail and mule deer hunting through the years along with wild turkey, quail and pheasant species being prevalent throughout the area. Muddy Creek flows through one parcel of the ranch and provides a great year round natural water source and recreational opportunity. Available for purchase is a combination farm and ranch that includes Pastureland, Home, Shop Cattle facilities and pens as well as both irrigated and dryland farm ground acres.

Directions: Go 7 North of Arapahoe on Highway 283 to Road 730. Go 4 miles west to Road 420. Go south 1 mile to Drive 728. Go 1/2 mile back East

Legal Description: SE 1/4 lying west of county road 24-5-24 151 Acres NW1/4;NE1/4 19-5-23 319.04Acres W 1/2 NW 1/4;W1/2 SW 1/4 20-5-23 160 Acres Gosper County N

Taxes: 10,721.36



Property Features:

The Ranch includes:

630 +/- Total Available Acres

Home Half Section 320+/-

- 20+/- Acreage Site/ Pasture
- 1686 sq. ft. 3 Bedroom 2 bathroom Home
- 60x135 Farm Shop with 60x60 being fully insulated and 14x24 office/bathroom
- 40x38 Metal Clad Barn
- 20x40 Open Cattle Shed
- Multiple Improved Background Pens
- Cattle working facility (optional)
- Multiple Water Hydrants and livestock tanks throughout
- 100+/- Certified Irrigated Acres including a 2008 8000 series valley center pivot
- Approximately 550 gallon per minute 10 inch well
- 180+/- Acres of Pasture
- 33.5 +/- Acres Dryland Farm Ground

East Parcel

160+/- Total Acres

113.29+/- Dryland Farm Ground

45.5 +/- Acres Pasture

West Parcel

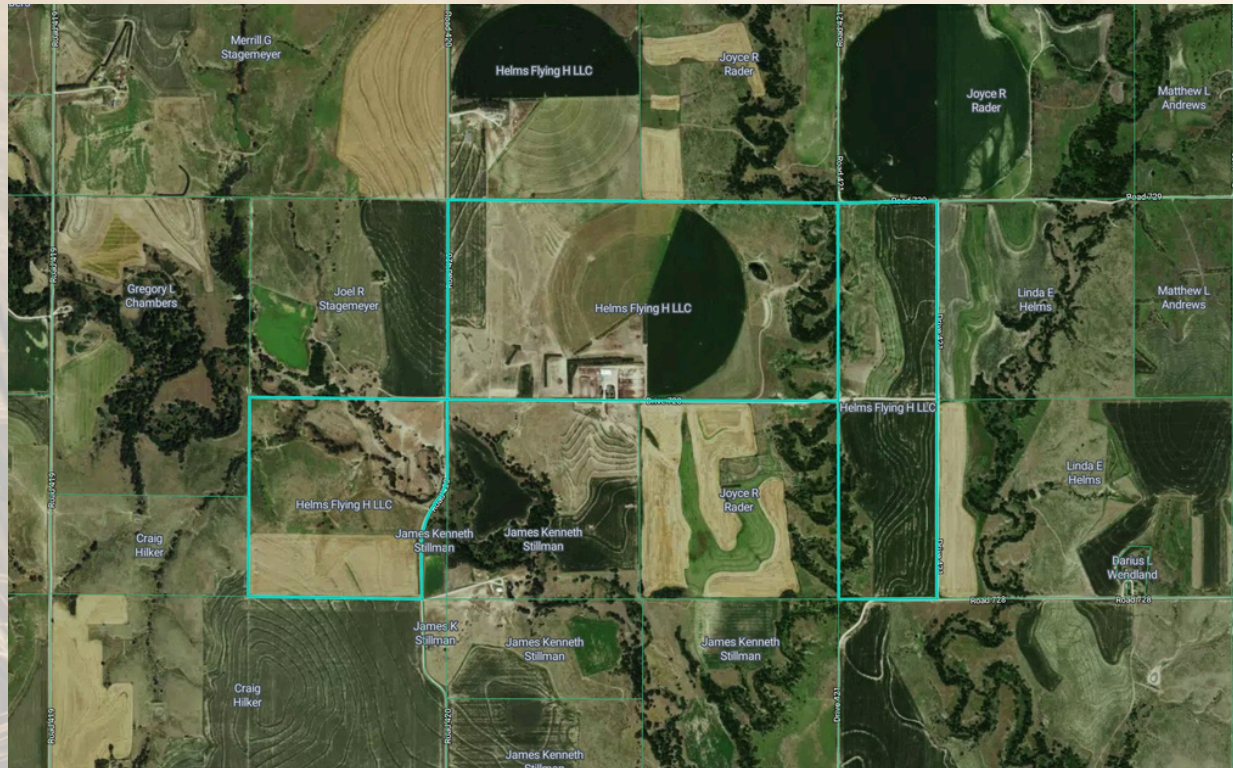
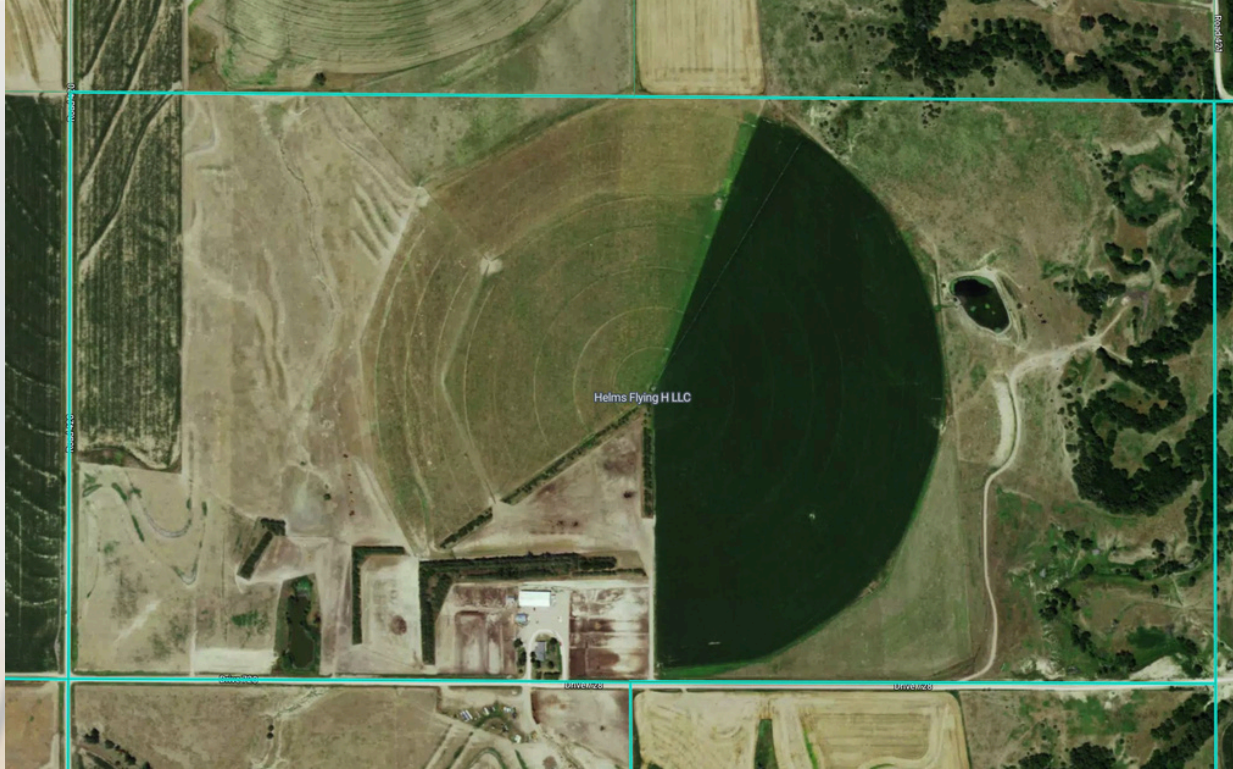
150+/- Total Acres

105.61+/- Pasture/ creek land

43.4+/- Dryland Farm Ground



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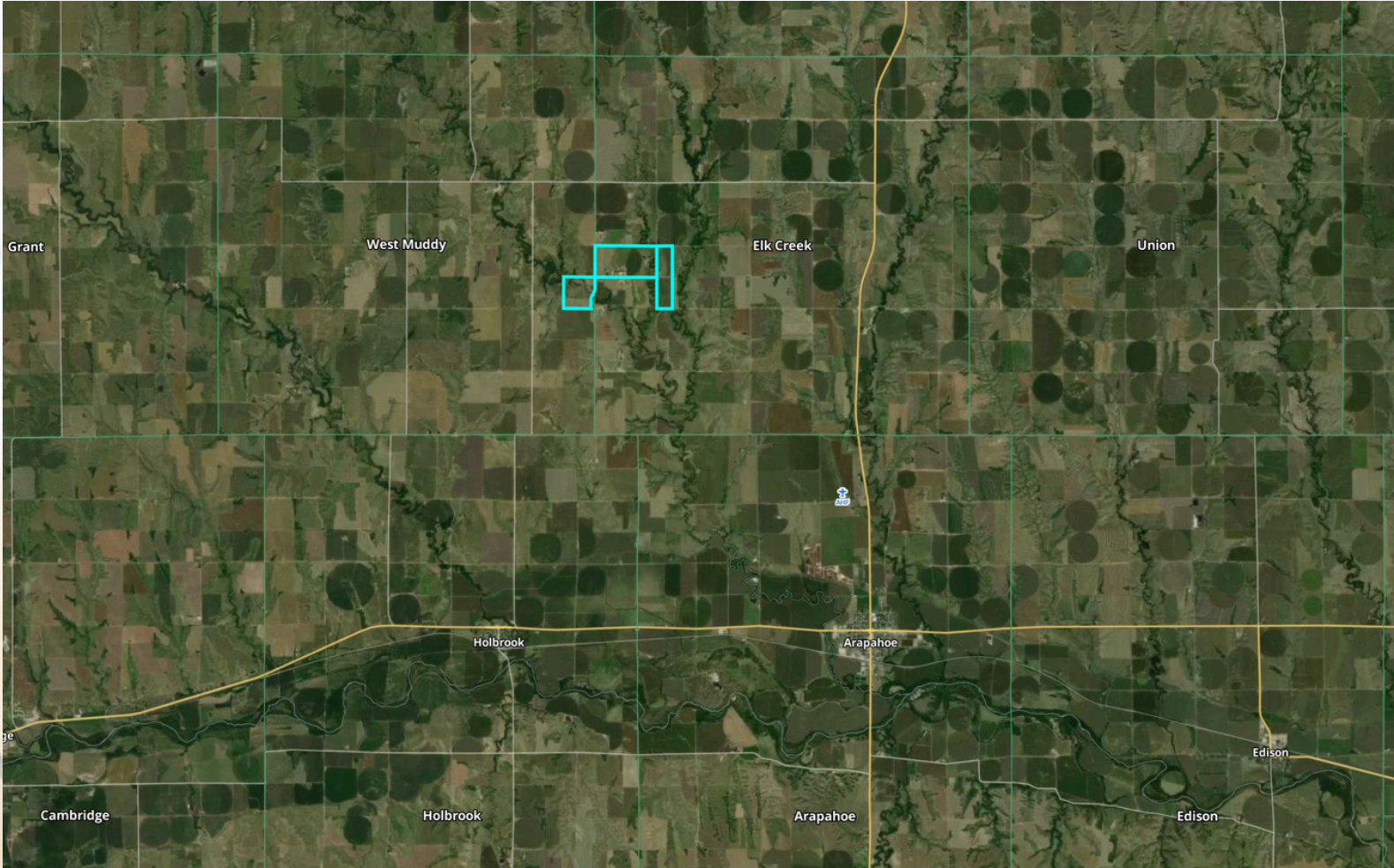
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- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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AND SELL LAND**



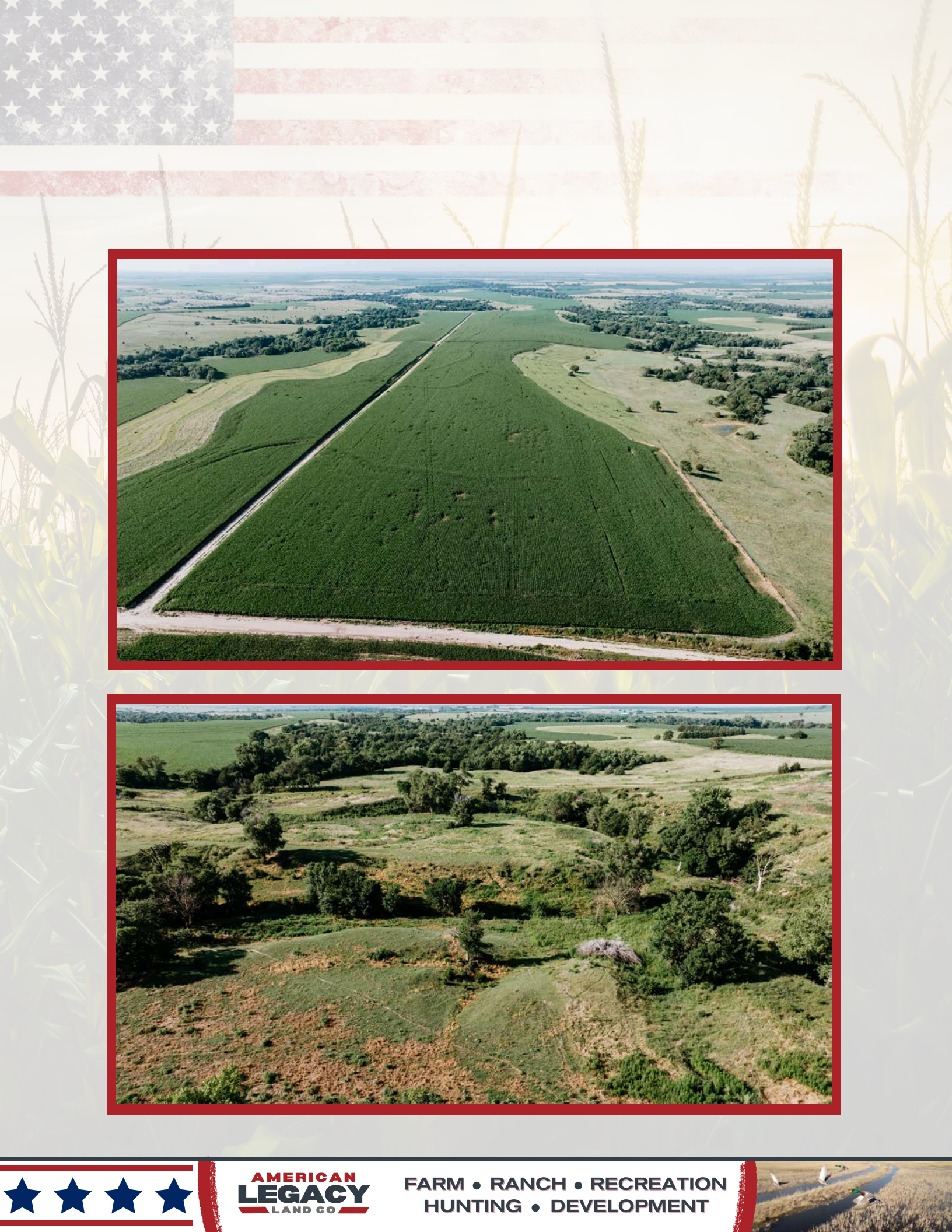
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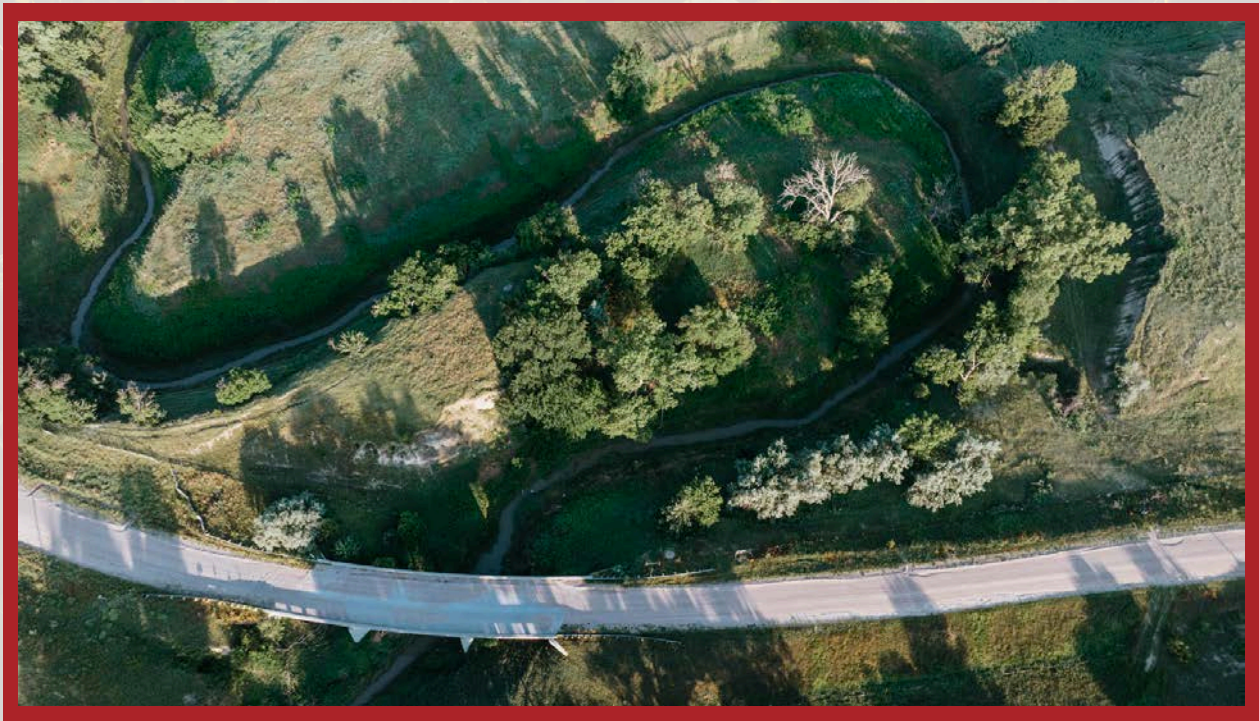
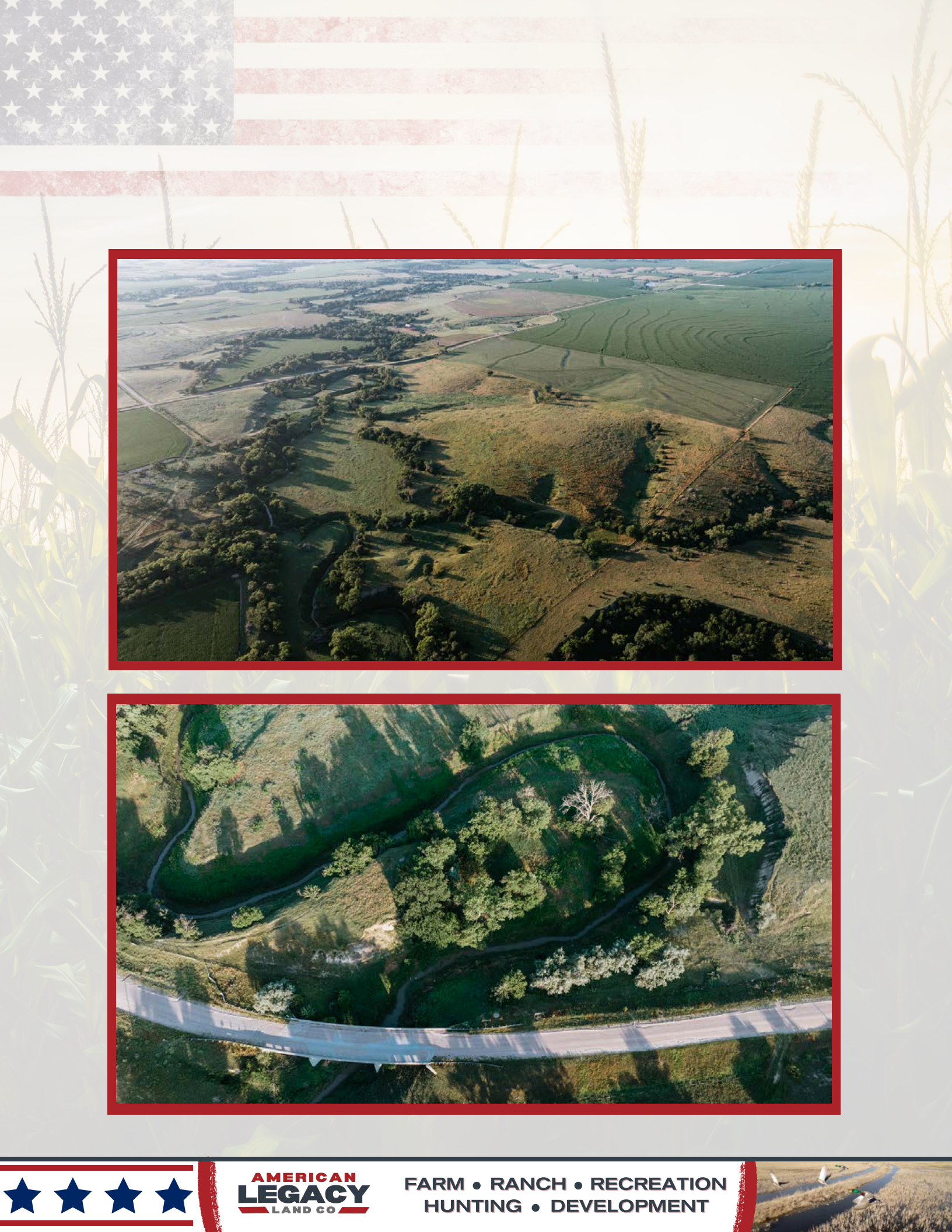
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Listing Agents:

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

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