



AMERICAN LEGACY LAND CO

FOR SALE

IRRIGATED FARM

Howard County, NE

295 +/- Acres

OFFERED AT:

\$2,400,000

ABOUT THIS PROPERTY:

This farm is 295 acres of highly productive land in Howard County. The farm contains 151 acres of pivot irrigated farmland, 57 acres of gravity irrigated farmland, 41.7 acres of dryland pivot corners, and 38 acres of cool season grasses (partially hayable) and timber. The pivot irrigated land is powered by two T&L pivots, the north being a mid 1990's model, renozzled before the 2025 growing season. The south pivot was purchased new in 2008. The north pivot is assisted by a Berkeley centrifugal pump and John Deere diesel power unit. The south pump and power unit are tenant owned and do not convey with the sale. Both pivots and the north power unit and pump are tenant owned, but are available to purchase and keep on the property.

More About this Property:

Irrigation water is provided by Farwell Irrigation district via canal to both pivots and also provides the water for the gravity irrigated acres. The farm contains a very fertile soil profile, the majority consisting of class 1 and 2 Holdrege silt loam with flat to gently rolling terrain, and an overall NCCPI of 74, providing the potential for very desirable yields.

Aside from the farmland, this property contains several other perks. The grass is in excellent condition and is partially hayable. The property holds several great build sites, with a mature hardwood grove on the Northeast side, and shelter belt on the West road. There is power at the north road, making it the most ideal build site with shelter and utilities nearby. The property also has an abundance of wildlife sign, and could provide quality deer and turkey hunting, as well as waterfowl opportunities on a large watershed dam in the Northeast corner, partially belonging to the property. There is a lot to like about this farm in Howard County, that combines high quality irrigated farmland, hayable grass mixes, terrific build sites and even hunting opportunities. Don't miss a chance to own such an exciting and productive chunk of land in central Nebraska!

Directions: From Farwell, take Salem Rd south to 11th Ave. Turn west, and go ½ mile, then turn south back onto Salem Rd, go south 2 miles, then turn west onto 8th Ave, go west 1 mile and the NE corner of the farm is on the south side of the road.

Legal Description: 35-14-12 (KEL TWP) W1/2 EXC 8.89 AC LBRD 35-14-12 (295 acres) in Howard County

Taxes: \$8,445

FEATURES:

- 295 +/- acres
- Productive soils
- 151 pivot irrigated acres
- 57 gravity irrigated acres
- 41.7 dryland acres
- 38 acres of partially hayable grass
- 2 T&L pivots
- Build site with utilities at the road





Maps Provided By:

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Boundary Center: 41° 8' 27.56, -98° 40' 1.48

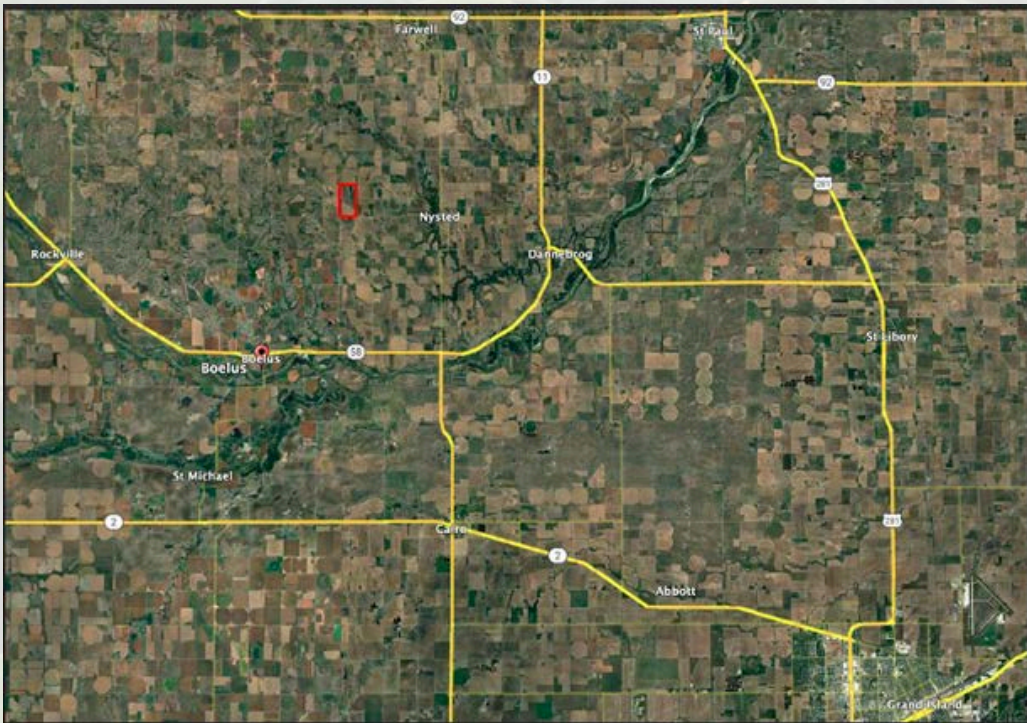
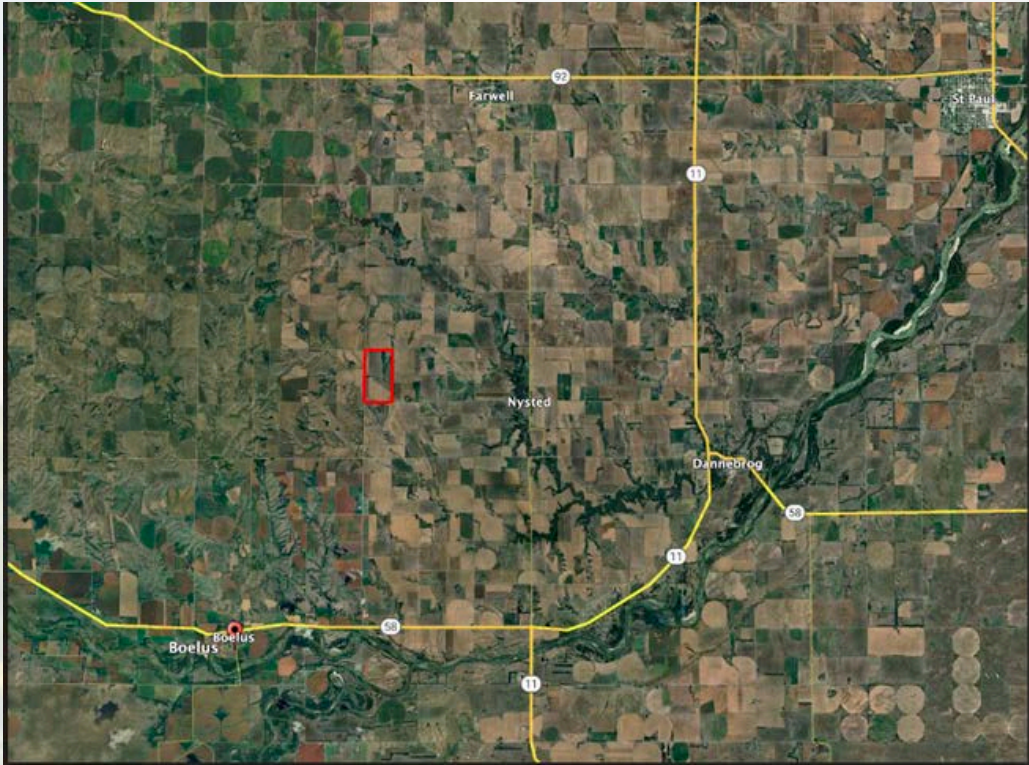
35-14N-12W
Howard County
Nebraska

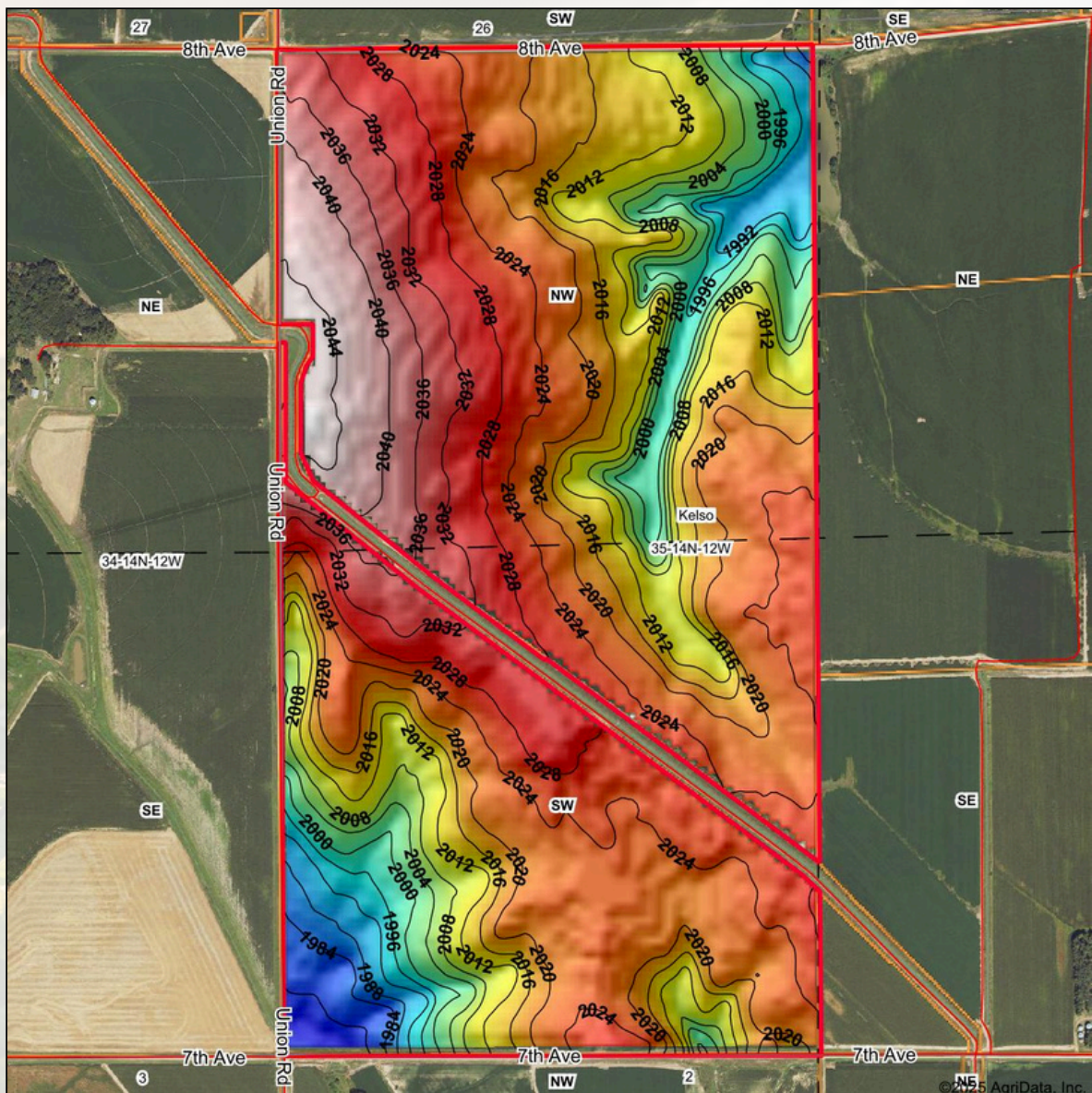
0ft 817ft 1634ft



6/18/2025







Low Elevation High

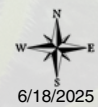
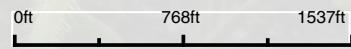


Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 4
Min: 1,976.0
Max: 2,047.1
Range: 71.1
Average: 2,019.4
Standard Deviation: 13.35 ft



6/18/2025

35-14N-12W
Howard County
Nebraska

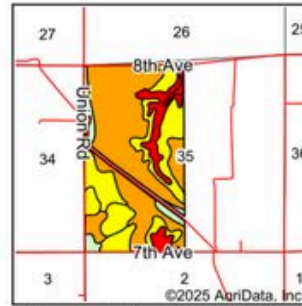
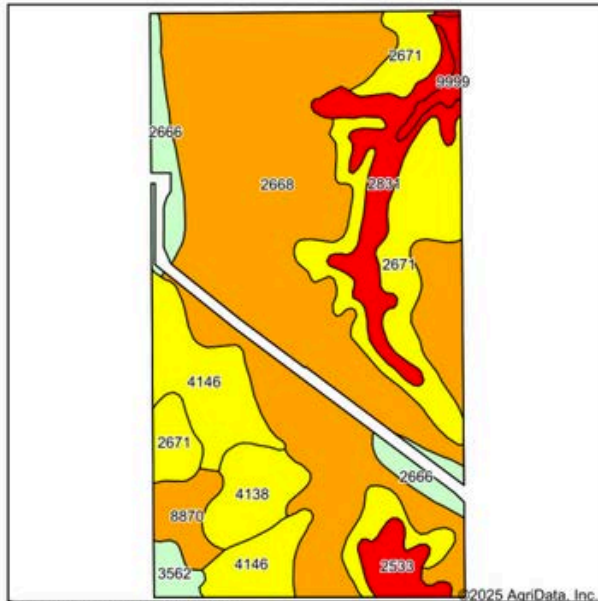
Boundary Center: 41° 8' 27.56, -98° 40' 1.48



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Soils Map



State: **Nebraska**
 County: **Howard**
 Location: **35-14N-12W**
 Township: **Kelso**
 Acres: **295.57**
 Date: **6/18/2025**

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Maps Provided by:



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Area Symbol: NE093, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | SRPG Legend | Non-Irr Class *c | Irr Class *c | Range Production (lbs/acre/yr) | SRPG | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|------|--|--------|------------------|-------------|------------------|--------------|--------------------------------|------|------------------|---------------|-----------------------|-------------------|
| 2668 | Holdrege silt loam, 1 to 3 percent slopes | 147.98 | 50.1% | | Ile | Ile | 3171 | 72 | 73 | 49 | 63 | 73 |
| 2671 | Holdrege silt loam, 3 to 7 percent slopes, eroded | 45.50 | 15.4% | | Ile | Ile | 3202 | 70 | 64 | 46 | 57 | 64 |
| 4146 | Holdrege silty clay loam, 7 to 11 percent slopes, eroded | 35.24 | 11.9% | | IIle | IIle | 3146 | 65 | 62 | 46 | 55 | 62 |
| 2831 | Uly-Coly silt loams, 17 to 30 percent slopes, eroded | 20.88 | 7.1% | | VIle | IVe | 2556 | 27 | 48 | 36 | 40 | 48 |
| 4138 | Holdrege silt loam, 7 to 11 percent slopes | 12.23 | 4.1% | | IVe | IVe | 3123 | 65 | 71 | 48 | 61 | 71 |
| 2666 | Holdrege silt loam, 0 to 1 percent slopes, cool | 12.16 | 4.1% | | Ile | Iw | 3171 | | 74 | 49 | 63 | 74 |
| 8870 | Hard silt loam, 1 to 3 percent slopes | 7.69 | 2.6% | | Ile | Ile | 3242 | 73 | 72 | 52 | 62 | 72 |
| 2533 | Coly silt loam, 11 to 30 percent slopes | 6.96 | 2.4% | | VIle | | 2756 | 30 | 57 | 40 | 48 | 57 |
| 3562 | Hobbs silt loam, occasionally flooded, cool | 3.63 | 1.2% | | IIw | IIw | 3735 | | 73 | 55 | 59 | 73 |
| 9999 | Water | 3.30 | 1.1% | | | | 0 | 0 | | | | |

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|------------------|------------------|-------|------------------|-------------|------------------|--------------|--------------------------------|------|------------------|---------------|-----------------------|-------------------|
| Weighted Average | | | | | *- | *- | 3091 | 61.8 | *n 67.3 | *n 46.6 | *n 58.3 | *n 67.3 |

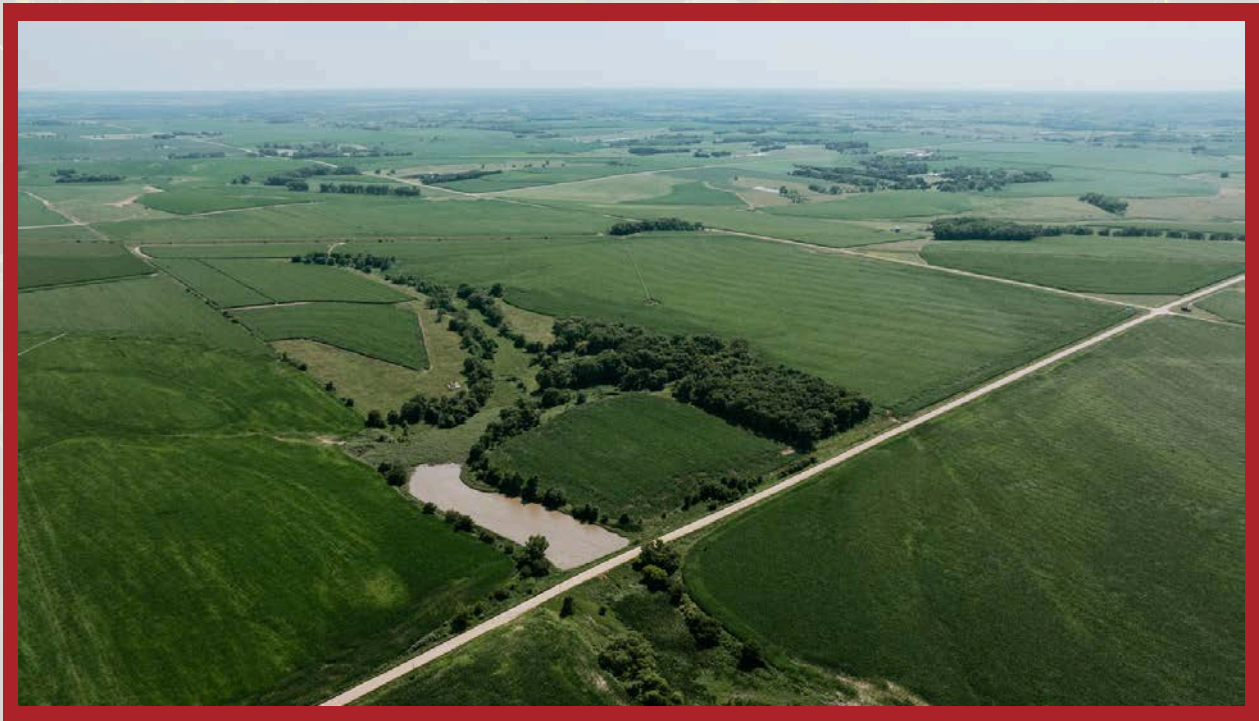
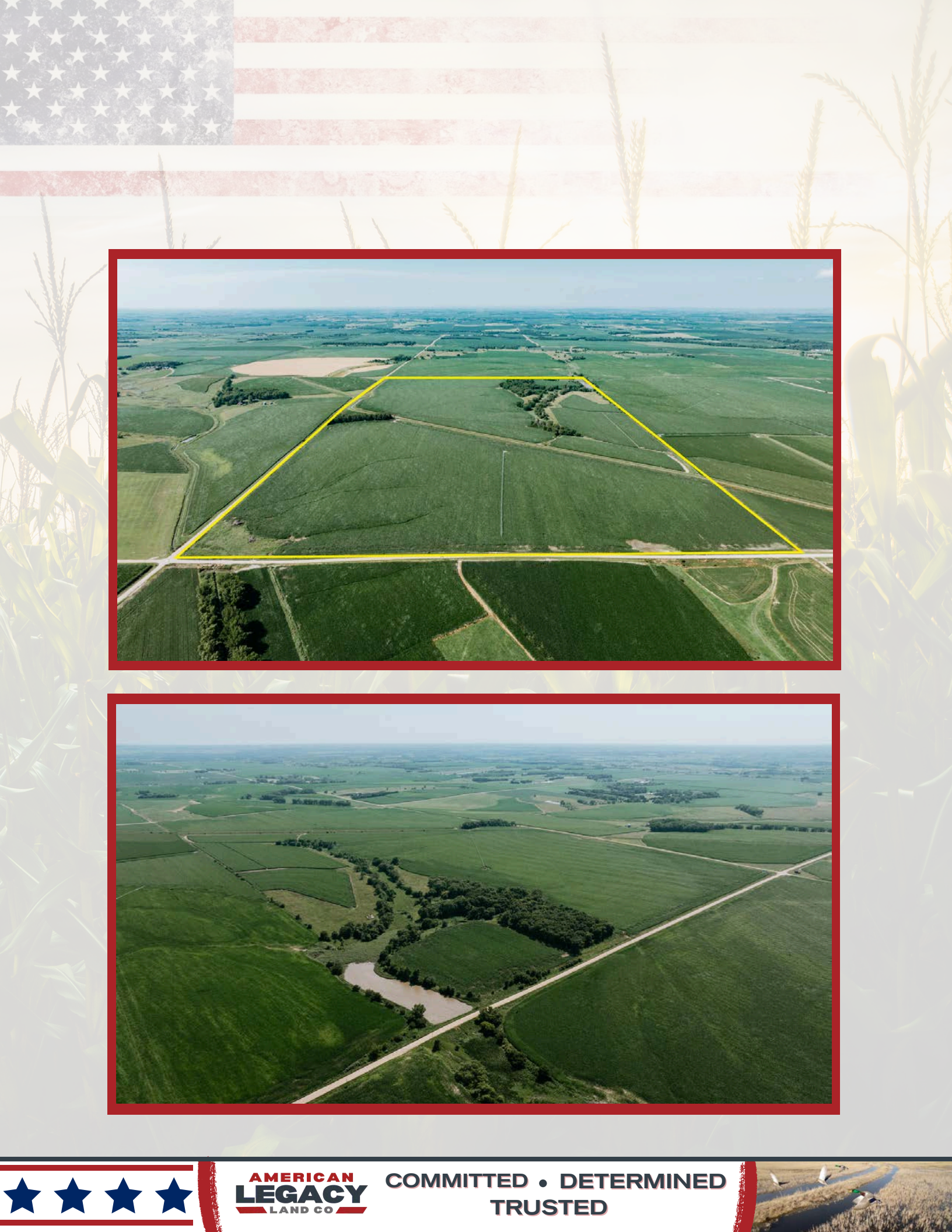
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.





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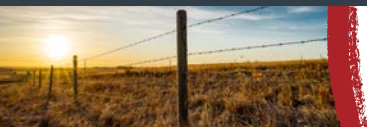
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AND SELL LAND





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HUNTING • DEVELOPMENT





About the Agent:

Brady Rasmussen grew up near Litchfield, Nebraska where he helped with farm and ranch work on the family farm. He grew a large passion for hunting, and agricultural activities from a young age. Brady spent several years in the outfitting industry guiding clients and making relationships with landowners. This also allowed him to analyze many properties all over the Midwest for recreational potential.

He graduated from Loup City Public High School, and then attended Kansas State University where he studied wildlife biology, habitat management and business. Throughout this education, Brady developed a great skill for evaluating land for recreational potential and agricultural use. He now lives in Rockville, Nebraska with his wife where he enjoys hunting, fishing and helping on the farm. He continues to serve clients throughout Nebraska and Kansas to evaluate recreational and agricultural property to meet the needs of any seller or buyer.



BRADY RASMUSSEN, LAND AGENT



308-627-3377



brasmussen@AmericanLegacyLandCo.com