



AMERICAN LEGACY

LAND CO

FOR SALE

IRRIGATED FARM

Dixon County, NE

153.8 +/- Acres

OFFERED AT:
\$1,690,000

ABOUT THIS PROPERTY:

Located two and a half miles northeast of Dixon, Nebraska are 153.8 +/- acres of irrigated farm land and pasture. This farm consists mostly of Crofton Silt Loam and Moody Complex Soils with a high proof of yield. It is irrigated by a Zimmatic center pivot with its own electric well pumping from 800 gallons per minute according to the state well registry. This is the heart of big farm country in northeastern Nebraska. With its rolling topography, good fertility, and irrigation, this farm will be a great addition to anyone's portfolio or farming operation.

More About this Property:

As a bonus there are also 32 acres of pasture with some timber and a pond for you to grow your cow calf operation and also enjoy some hunting in the fall and winter. Give us a call for more information or to schedule your private tour of this highly productive irrigated Nebraska farm. Don't miss the opportunity to Grow your Legacy and invest in a very solid farm.

Legal Description: SW1/4 34-29N-04E 153.8+/- acres in Dixon County, NE (excluding 6.2 acres in SW corner)

Dixon County Parcel ID: 0005169.00

Well and Irrigation Data: Well registration #G-122399 Well ID #150886, 8' well pumping 800 gpm for 130 acres with a static water depth of 174 feet and a pumping depth of 190 feet.

Taxes: 2024 taxes \$6093.38

Income Potential: Cash rent \$50,000.00

Available for 2026

FEATURES:

- 153.8 +/- Acres
- Almost all irrigated and tillable acres
- Zimmatic center pivot and electric well
- Great location close to Dixon, Nebraska
- 32 acres of pasture and timber with a private pond
- Rolling topography with good soils



DIXON COUNTY,
NEBRASKA



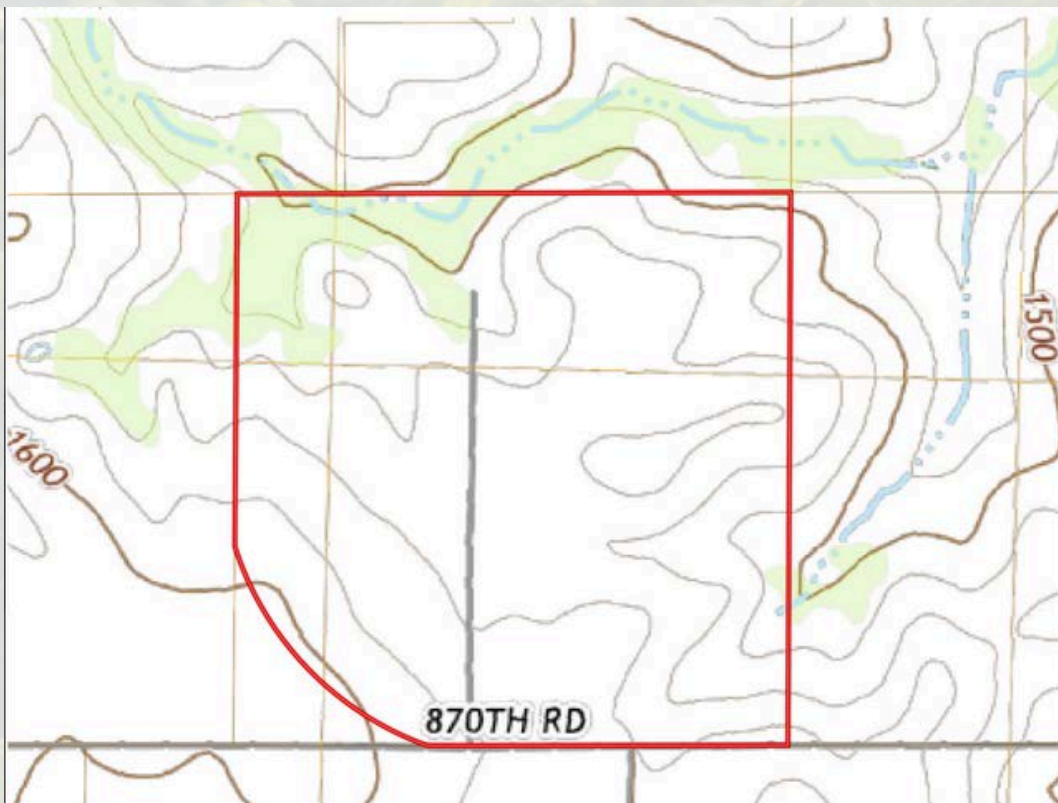
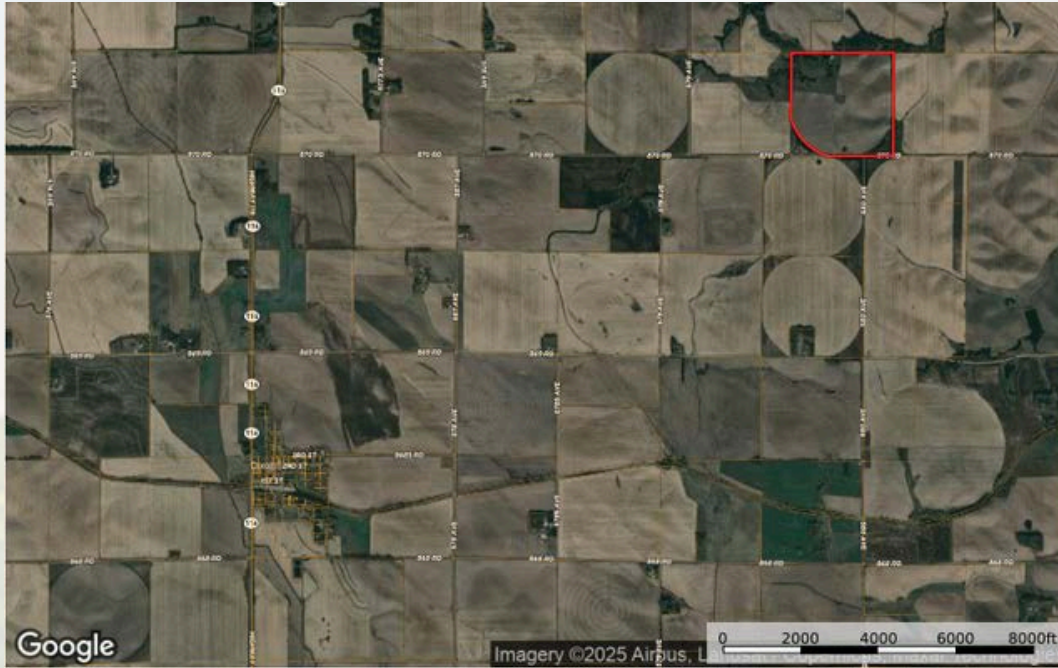
**AMERICAN
LEGACY**
LAND CO.

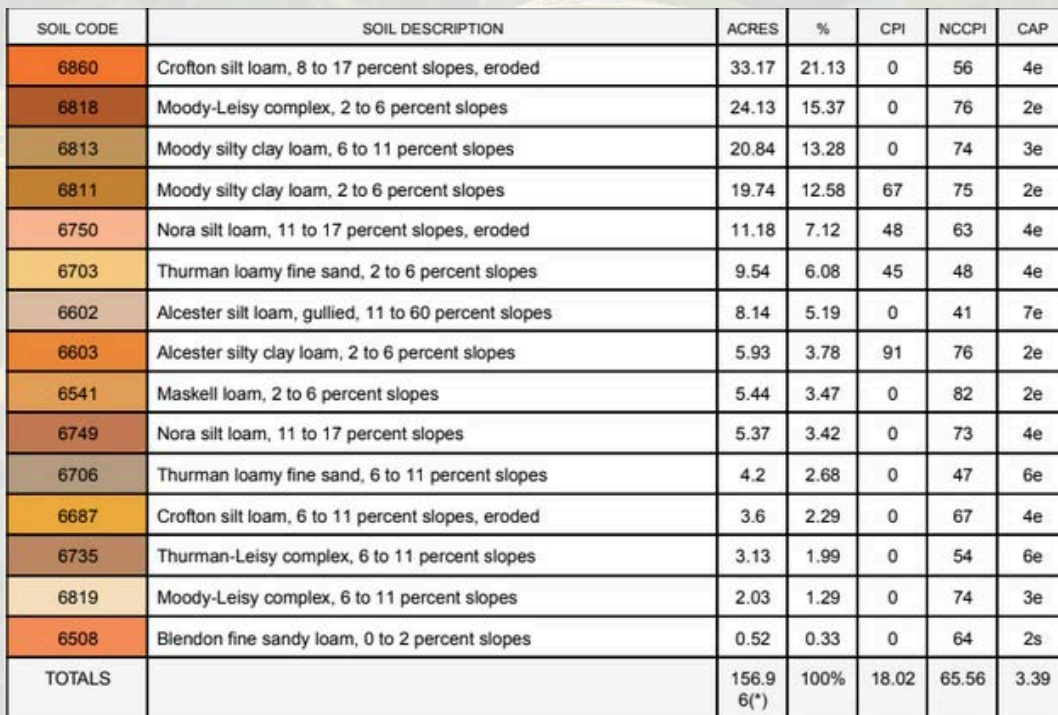
HELPING **YOU** BUY
AND SELL LAND



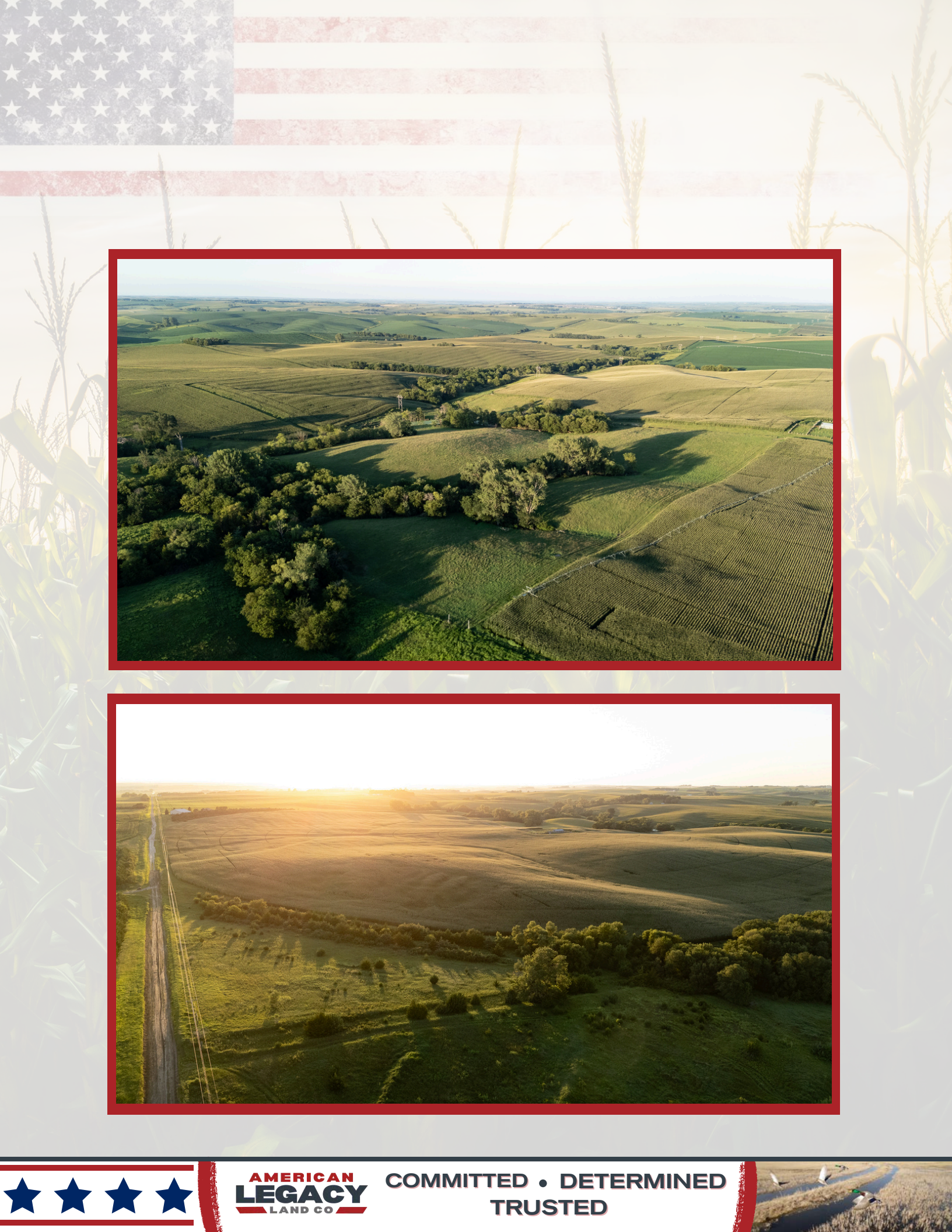


AMERICAN LEGACY LAND CO.









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COMMITTED • DETERMINED
TRUSTED





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HELPING **YOU** BUY
AND SELL LAND





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BUYING • SELLING
AUCTIONS





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Listing Agents:

Born in Silver Creek, Nebraska, Chet Ziemba has been involved with agriculture since he was a young boy. Growing up on a family farm with livestock and row crop production, his early memories include chores before and after school as well as field work where he never hesitated to jump in the tractor. He attended Nebraska College of Technical Agriculture in Curtis, Nebraska, obtaining his associates degree in diversified agriculture. Upon graduation he returned home to Silver Creek to join the farming operation. His experience in farming and crop production is an asset for both buyers and sellers in land sales. In his free time, he enjoys air boating Nebraska's waterways and Husker athletics especially Husker football.



Chet Ziemba

LAND AGENT
AMERICAN LEGACY LAND CO.
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Chet@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
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