



ABSOLUTE AUCTION

**FARMGROUND,
INDUSTRIAL LOTS,
SHOPS/OUT BUILDINGS,
HOMESITE, DEVELOPMENT
POTENTIAL**

Springfield, NE

206 +/- Acres

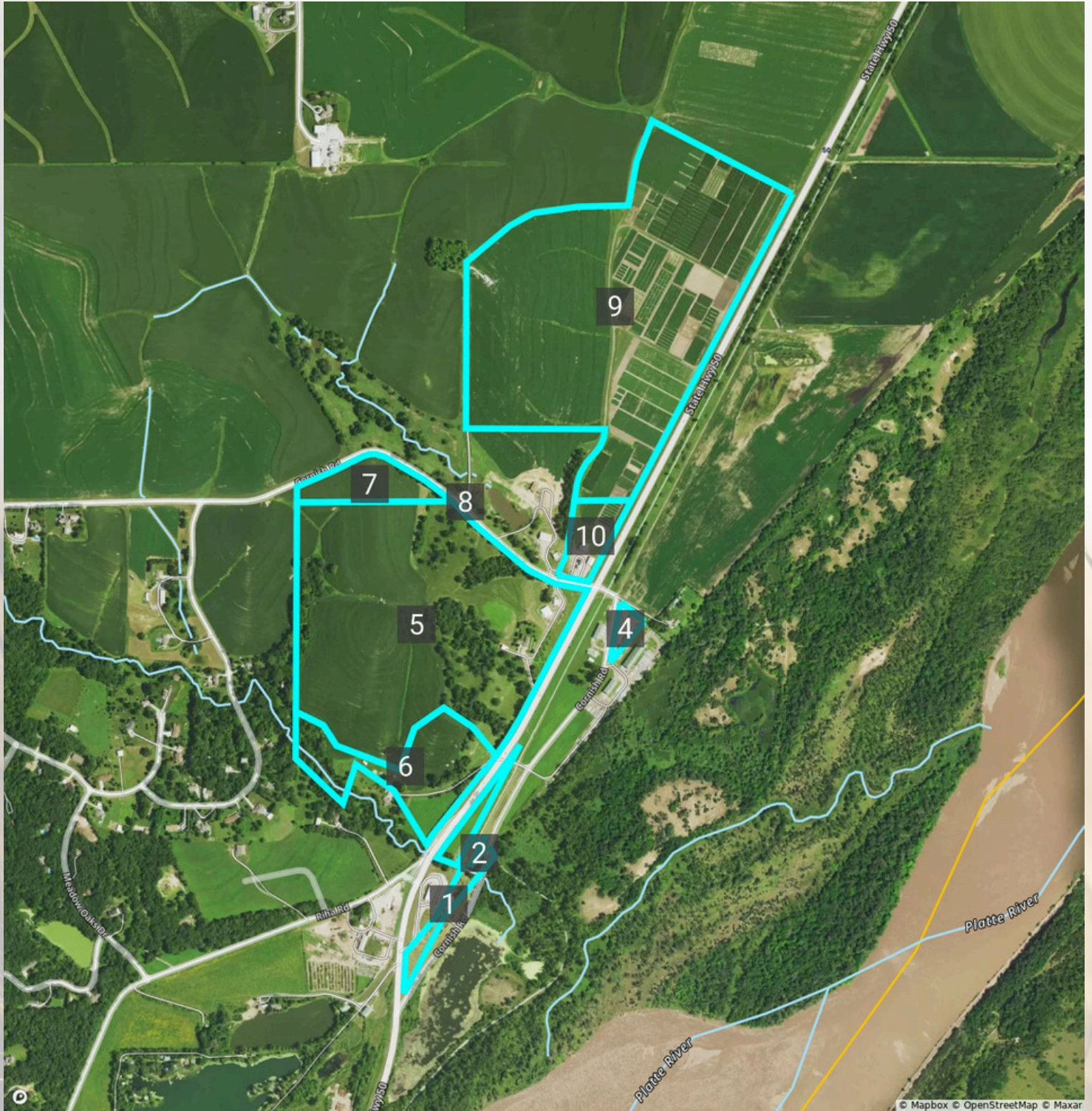
OFFERED IN:

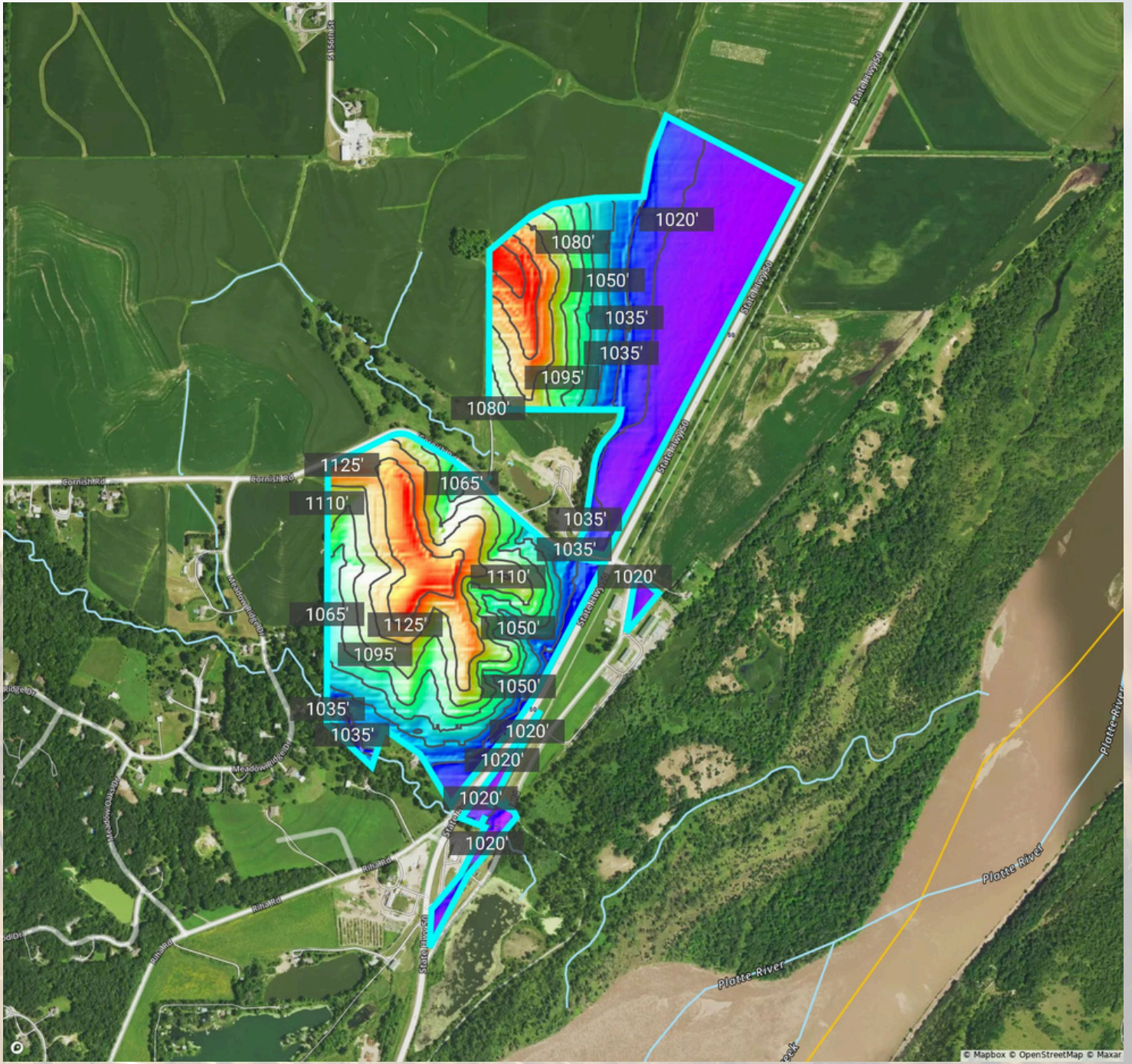
6 Tracts

ABOUT THIS PROPERTY:

Heading to Absolute Auction, this diverse Springfield, NE property portfolio spans over 200 acres, offering a mix of residential, agricultural, industrial and development opportunities with stunning Platte River Valley views.







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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



More About this Property:

Tracts #1-3 includes three industrial lots (1.18, 3.36, and 2.09 acres) along Highway 50, all 3 zoned industrial with a 30'x60' building. Tract #4 features a 1,895 sq. ft., 3-bedroom, 3-bathroom raised ranch home with a finished basement, a 30'x46' shop, and three income-producing buildings along Highway 50, plus 100+/- acres of row crop and grassland with development potential. Tract 5 and 6 offers 59+/- acres of experimental farmland with two metal buildings, an irrigation well, and 41+/- acres of elevated dryland farm ground, both open for 2026, ideal for development or continued agricultural use.

Tract 1 - Industrial Lot 1

This 1.18 +/- acre tract is a fenced in lot located just off of Highway 50 south of Springfield, NE. It is currently leased through October 31, 2027. Currently zone industrial.

Tract 2 - Industrial Lot 2

Located along Highway 50, south of Springfield, NE, this 3.36 +/- acre industrial tract includes a 30'x60' building. The building lies near the middle of the property and has a 12'x12' door.

Tract 3 - Industrial Lot 3

This 2.09 +/- acre tract has approximately 1050 feet of Highway 50 frontage. It is currently zoned industrial.





Tract 1



Tract 2



Tract 3



Tract 4 - Homesite 100 +/- Acres

The homesite tract features a 1,895 square foot home with a poured wall shop and three income producing buildings set upon 100+/- total acres.

The acres are a combination of row crop and grasslands with various changes in elevation. There are many spots for fantastic potential build sites. This property sits adjacent to other housing developments. The farmland is leased for the 2025 growing season.

The 1,895 square foot house is a 1960-built raised ranch with 3 Bedrooms and 3 Bathrooms. The finished basement has a second kitchen, a 4th non-conforming bedroom, a bathroom, and space for entertaining. The screened in back porch is perfect for relaxing on summer evenings. It is situated on a hill overlooking the Platte River valley. The view from the front of the house overlooking the Platte River is spectacular, and the view from the Northeast-facing walkout is unmatched!

Directly behind the house is a 30' x 46' shop with full-poured walls. The garage doors are electric and the building has a 25 amp panel box. This is a perfect space to park your toys or small machinery.

The house is leased until 9/30/2026.

The lower part of the tract has 3 income-producing buildings. The first building is a 60' x 152' pole building with a dirt floor. The 2 garage doors on each side of the building make it easy to maneuver equipment in and out. This property has a lease on it until 12/31/2025.

The second building is perfect for a mechanic shop. It is a 58' x 70' metal building with a concrete floor and is leased until 9/30/2026.

The last building is 33' x 40' and could be ideal for office space or to host meetings. The building has heating, cooling and a bathroom. The property has a lease on it until 9/30/2026.

This entire tract has a right of first refusal.

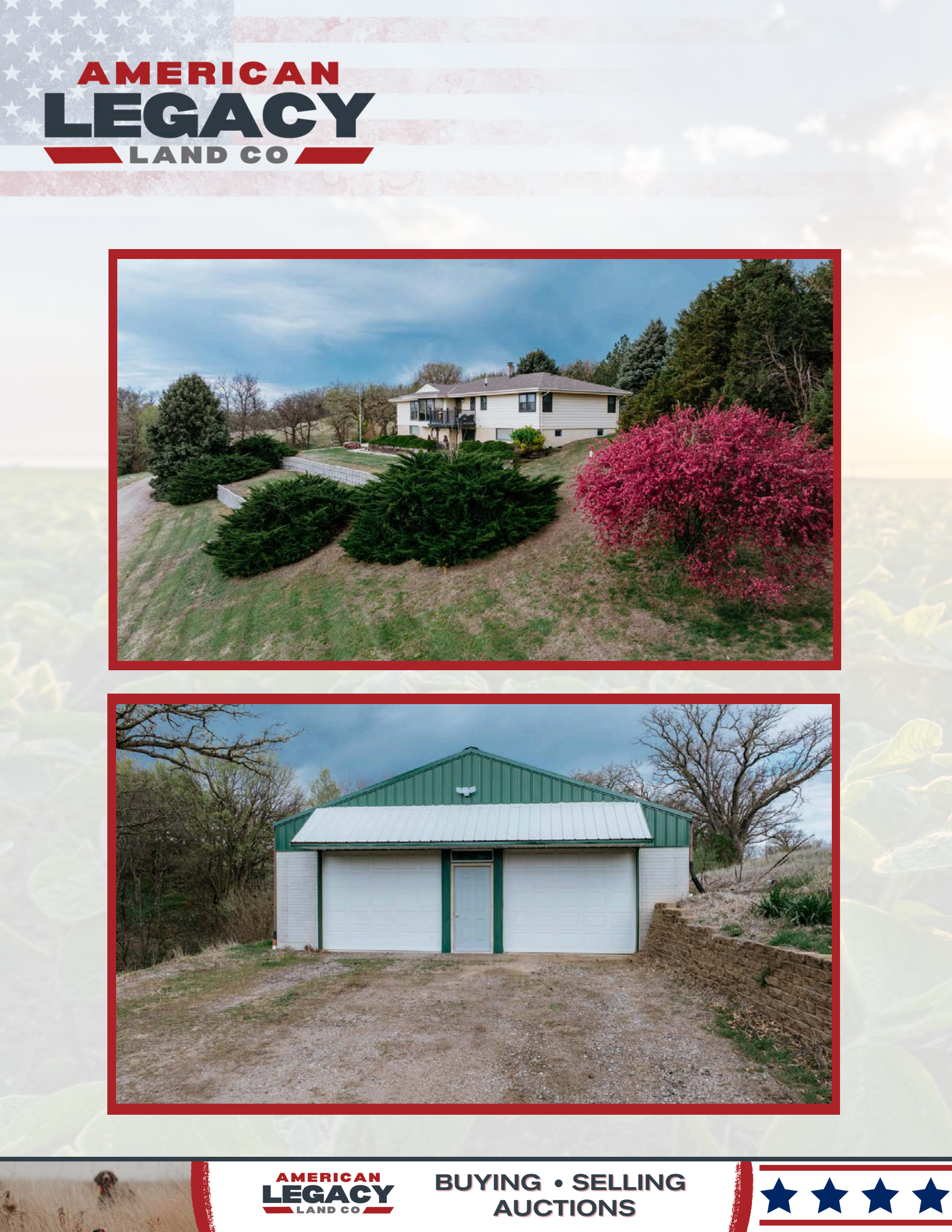




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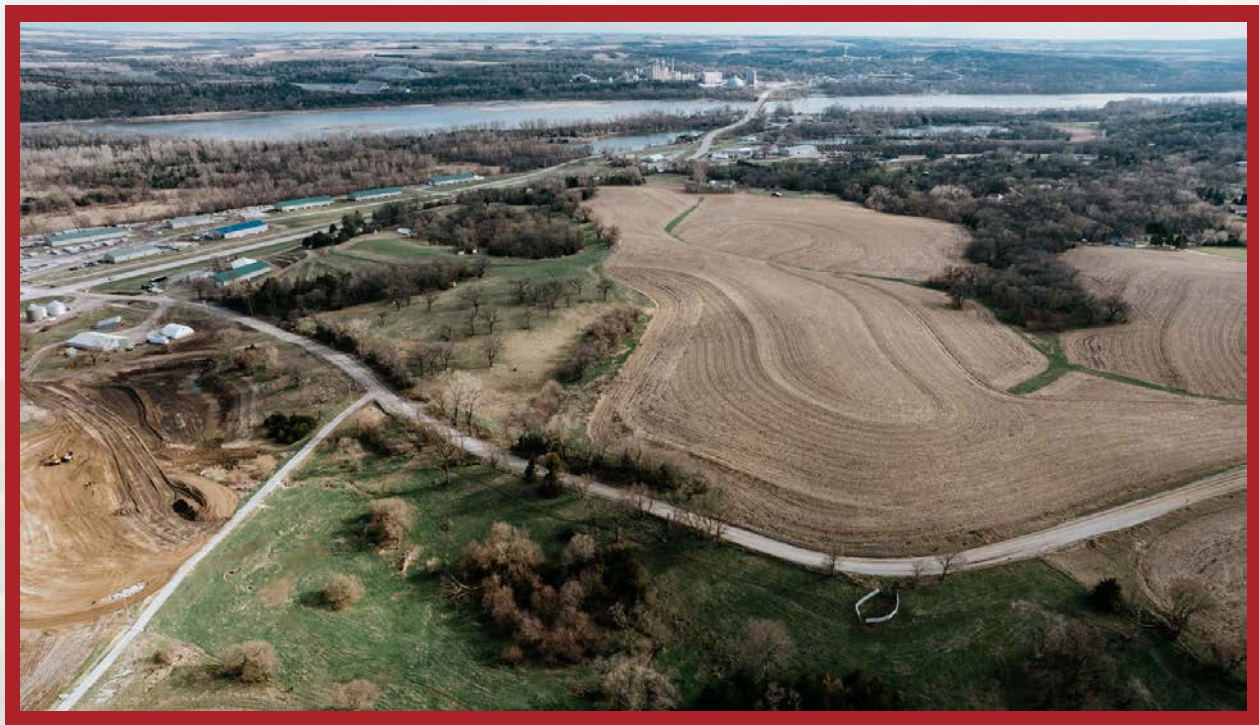
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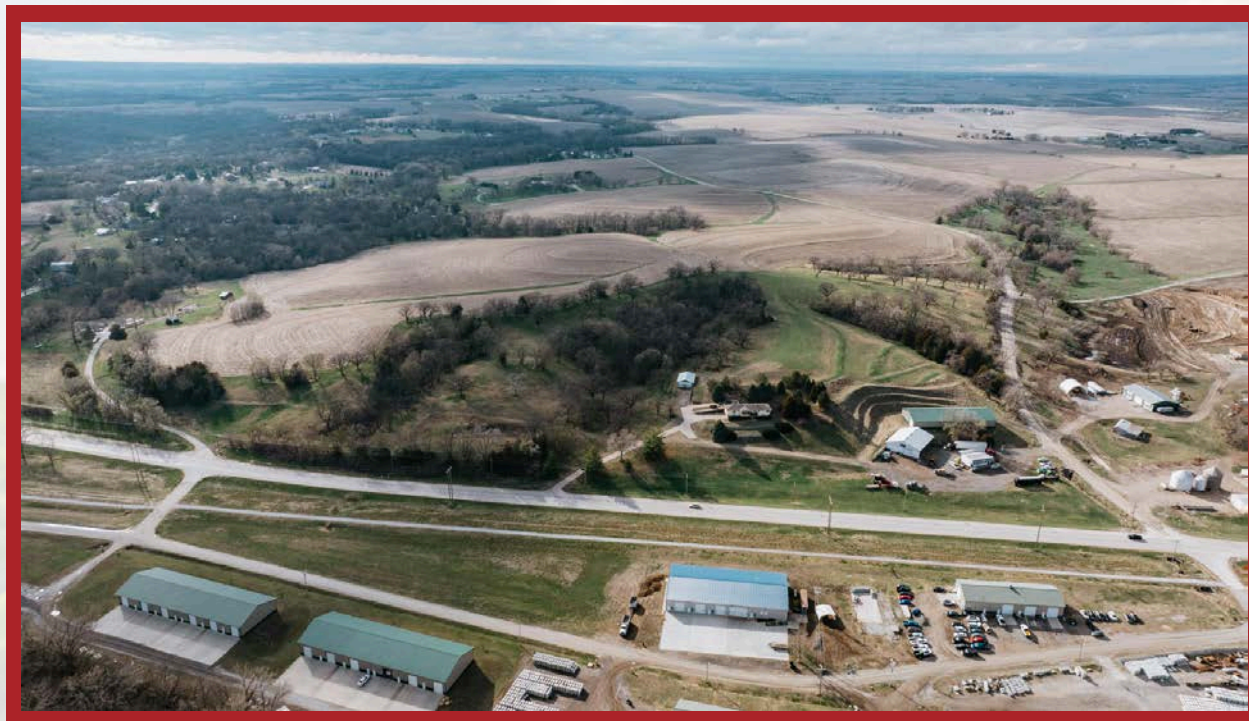
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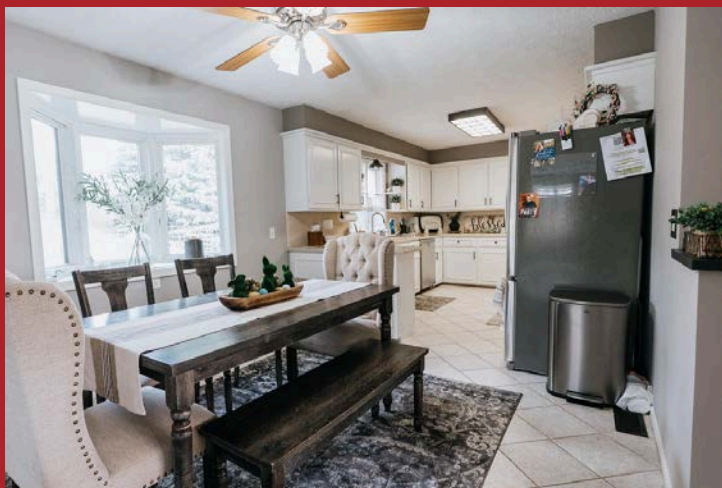


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- PROPERTY DEVELOPMENT





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TRUSTED





Tract 5 & 6 - Experimental Farm 100 +/- Acres

These parcels are being offered in 2 tracts and in combination. Tract 5 is the lower part of the property following Highway 50 consisting of 59 +/- acres. It's currently an experimental farm and is open for the 2026 growing season. There are 2 metal buildings on the property, both with electricity. The red building to the north is partially insulated and heated. There is an electric irrigation well to the far north end of the property. There are also 2 domestic wells on this property.

Tract 6 is 41 +/- acres of dryland farm ground on the west side of the property. This tract has tremendous development potential. The elevated ground gives amazing views overlooking the Platte River Valley. The farm ground is open for the 2026 growing season.

Attend this upcoming auction to add one of these fantastic properties to your portfolio, or procure your dream homestead!



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Auction Terms and Services

ABSOLUTE FARM AUCTION Tuesday September 23 10:00 AM Sarpy County Fair Grounds 4-H Building, Springfield, NE HYBRID COMBINATION LIVE AND ONLINE AUCTION ***ONLINE BIDDING BEGINS September 15TH ON AUCTIONTIME.COM.***

**NOTE: BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID PRIOR TO BIDDING ONLINE! **

ALL SALES ARE FINAL!!** HAVE FINANCES LINED UP IN ADVANCE ***ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY ***PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.

*** PROPERTY SHALL BE OFFERED IN 6 TRACTS, Tracts 5 and 6 will be offered separately AND IN COMBINATION** HIGHEST TOTAL VALUE SHALL DETERMINE HOW PROPERTY IS SOLD IN FINAL on Tracts 5 and 6.***

Farm Location:

Tracts 1-3: From Springfield, head south on highway 50 to Cornish Rd. The properties are on the East side of the intersection.

Tracts 4-6: From Springfield, head south on highway 50 to Cornish Rd. The properties are on the West side of the intersection.

2025 Taxes Shall Be Prorated to Date of Closing



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Real Estate Terms

The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% down payment due on the day of auction in good funds payable directly to Nebraska Title Company. The remainder of the purchase price shall be paid in certified funds at closing on approximately October 30th, 2025. Full possession will be given at closing. All 2024 real estate taxes paid by Seller. 2025 taxes will be prorated to day of closing. Farm Tenants has full right to use of land and possession of crops for all of 2025 growing season through harvest of 2025. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections. Please have all arrangements made prior to the sale.

American Legacy Land Co. Tyler Johnson, Nick Wells, Bryan North, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The tracts will be sold as 6 separate tracts. Tracts 5 and 6 will be sold separately and/or in combination all together, whichever of the two brings a higher total dollar value. Tract 4 has a 14 day Right of First Refusal.

Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and All fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information.

All announcements on auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments for determining age, condition, accuracy, and value of items prior to bidding. All sales are final once auctioneer says "sold". All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.



Listing Agents:

Tyler grew up in Cass County, 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 6-year-old son, 2-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
Bryan@AmericanLegacyLandCo.com