



**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**ROW CROP/HUNTING  
PROPERTY**

Nance County, NE

**77.03 +/- Acres**

**OFFERED AT:**

**\$569,500**

***ABOUT THIS PROPERTY:***

Secluded, yet conveniently located, this 77.30 ± acre farm in Nance County, Nebraska offers the perfect balance of income production and outdoor recreation. Just 15 minutes from Fullerton and 45 minutes from Columbus, the property is easily accessible with direct county road access on the southwest corner, while still offering privacy and security.

The farm features approximately 30 ± acres of tillable ground, historically in alfalfa and recently transitioned to corn. The seller is open to leasing back the tillable acres after the sale, providing the new owner with annual income—a great advantage for a recreational farm.

## More About this Property:

The remaining acres are primarily bur oak and cedar timber, with deep wooded draws and north and south-facing hillsides that provide excellent habitat for wildlife. A newly constructed pond lies within the timber, offering a year-round water source for wildlife. To enhance hunting opportunities, the property has been thoughtfully developed with an oversized trail system, two newly established 1/4 acre food plots on the north side, and a brand-new Hawk enclosed blind overlooking the food plots all while being surrounded by destination ag fields.

This farm is located in an area well-known for producing quality whitetails and good numbers of turkey, and it is set up and ready to hunt this fall. Whether you're looking for a turn-key hunting property or a quiet retreat, this farm has you covered. Utilities are also within reach, with electric located at the property entrance, making it an ideal spot for a cabin, home, or camper setup during hunting season. Unlike typical hunting tracts, this farm combines row crop income, prime wildlife habitat, and thoughtful improvements and great access, making it a rare opportunity in east-central Nebraska.

Directions: From the intersection of Hwy 14 & Hwy 22, north of Fullerton, go east on Hwy 22 for approximately 2.5 miles, go north on 290th Ave for approximately 2.5 miles, then east on North Nest Rd for a little over a 1/2 mile.

Legal Description: A tract of land comprising a part of the SE 1/4 of Section 20 Township 17 North Range 5 West 77.30 +/- acres in Nance County, NE

## FEATURES:

- 77.30 +/- acres
- 30+/- tillable acres, currently in corn
- 47+/- acres of primarily bur oak & cedar timber
- Newly constructed pond
- Oversized trail system
- Two established 1/4 acre food plots
- Newly installed enclosed blind





NANCE COUNTY,  
NEBRASKA



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 41° 25' 35.11, -97° 54' 40.65

20-17N-5W  
Nance County  
Nebraska

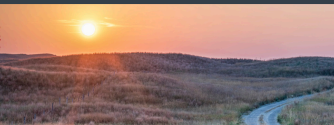
0ft      349ft      699ft



9/2/2025

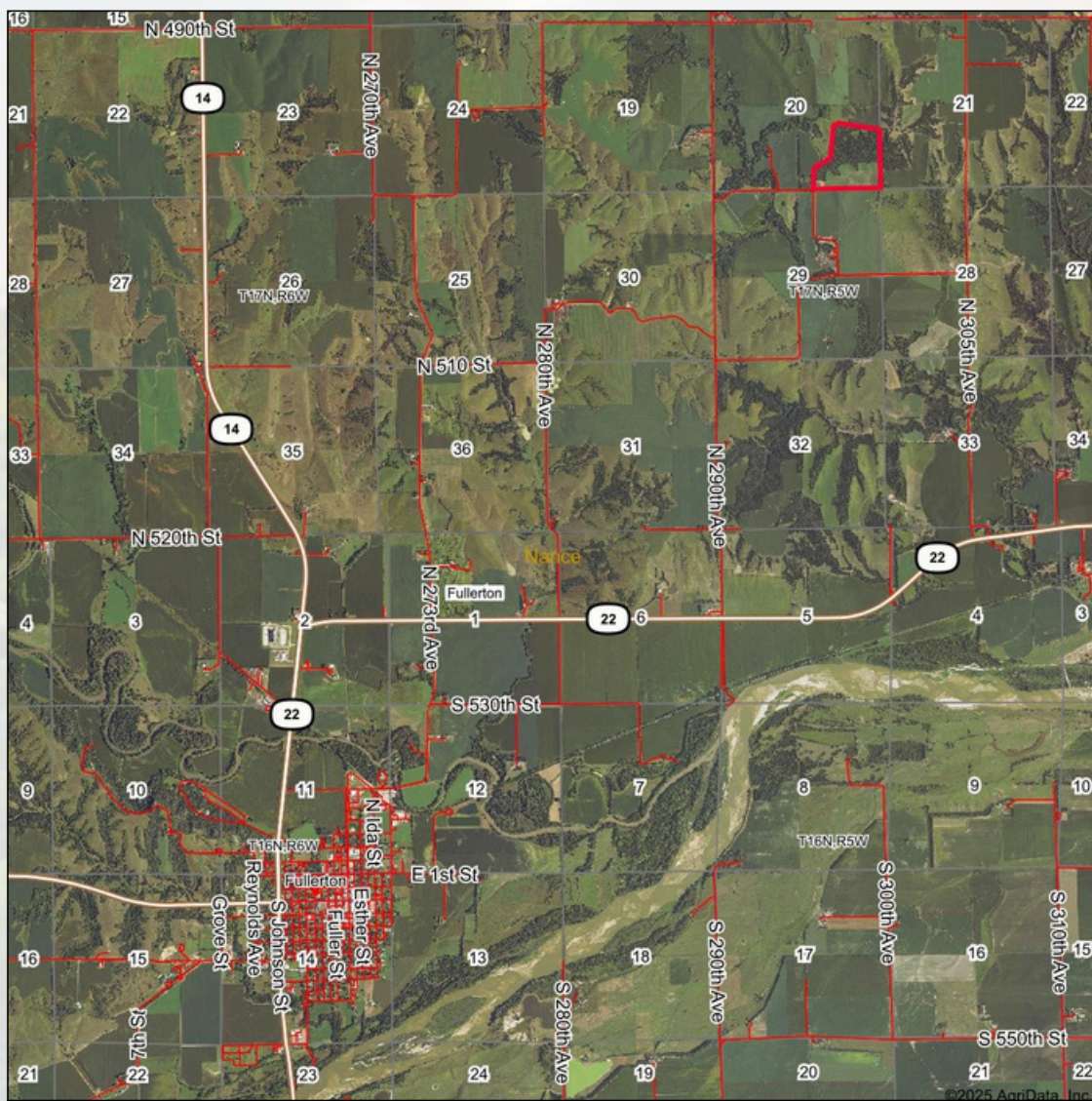


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AND SELL LAND





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Boundary Center: 41° 25' 35.11, -97° 54' 40.65

0ft 4860ft 9721ft

20-17N-5W  
Nance County  
Nebraska



9/2/2025

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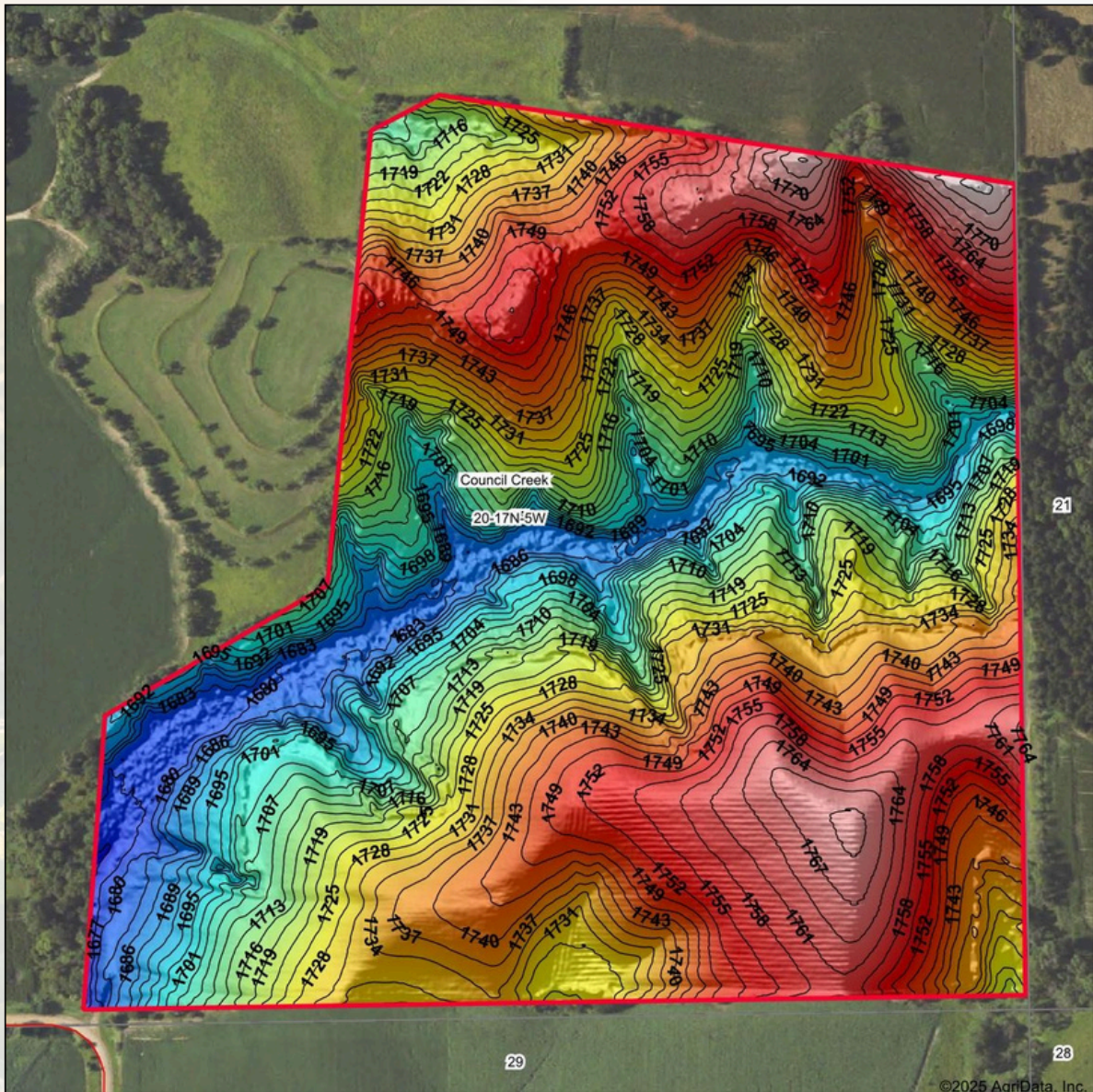
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AUCTIONS







Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 1,671.4  
Max: 1,780.9  
Range: 109.5  
Average: 1,727.8  
Standard Deviation: 24.51 ft

0ft 349ft 697ft



9/2/2025

20-17N-5W  
Nance County  
Nebraska

Boundary Center: 41° 25' 35.11, -97° 54' 40.65

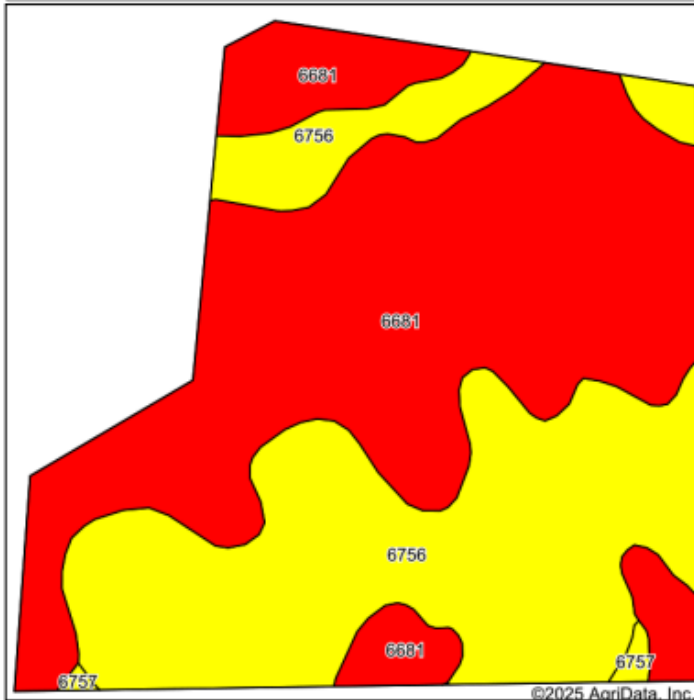


FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT



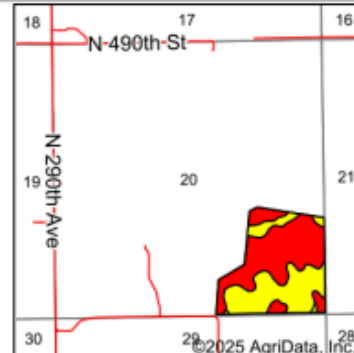


## Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**  
County: **Nance**  
Location: **20-17N-5W**  
Township: **Council Creek**  
Acres: **77.3**  
Date: **9/2/2025**

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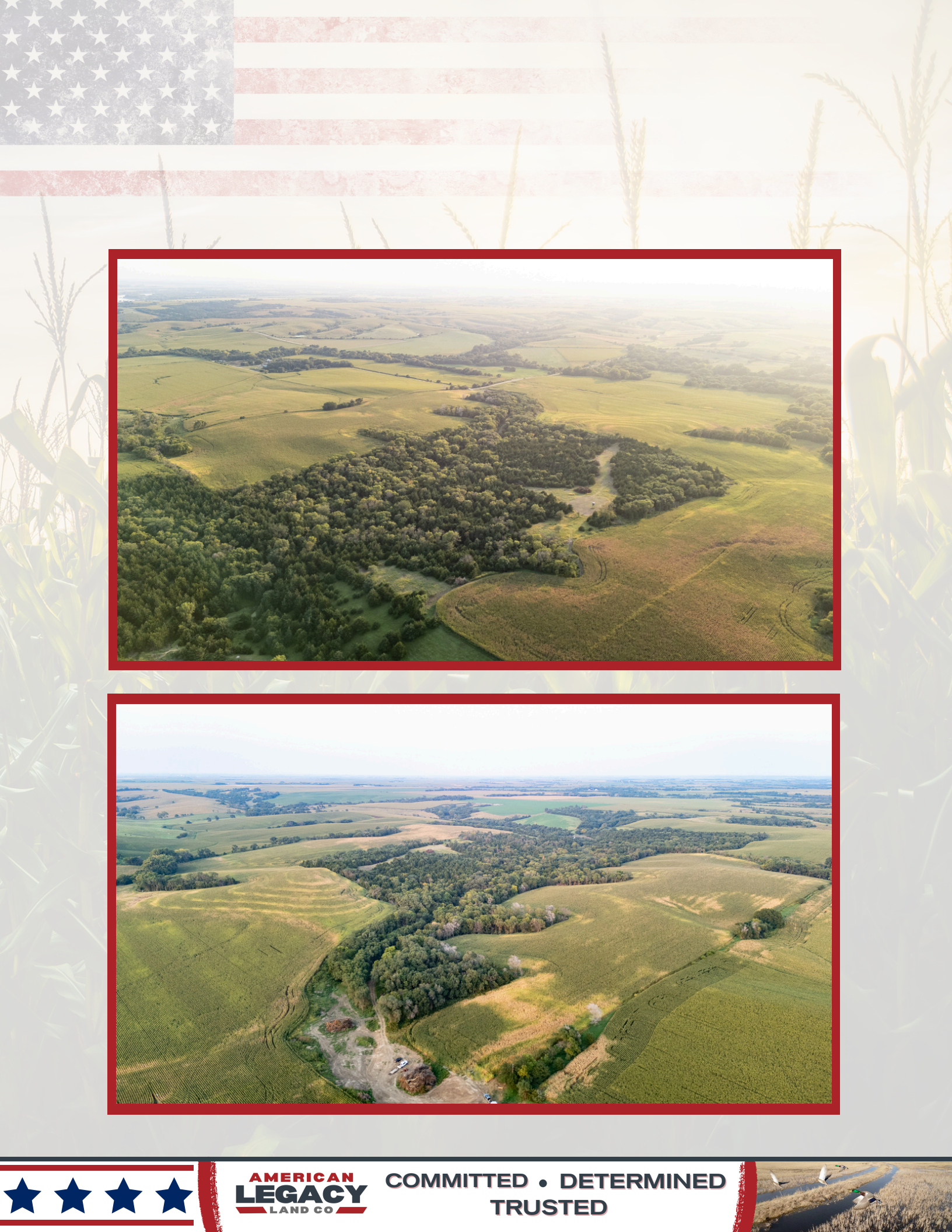
Area Symbol: NE125, Soil Area Version: 22																	
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Oats Bu	Pasture AUM	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	44.33	57.4%		Vle		2820	21						38	38	31	36
6756	Nora silt loam, 6 to 11 percent slopes, eroded	32.55	42.1%		Ille	Ive	3200	65						67	61	59	66
6757	Nora silt loam, 6 to 11 percent slopes, severely eroded	0.42	0.5%		Ille	Ive	3600	61	4	88	48	4	31	54	50	54	51
Weighted Average					4.72	*-	2984.3	39.7	*-	0.5	0.3	*-	0.2	*n 50.3	*n 47.8	*n 42.9	*n 48.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

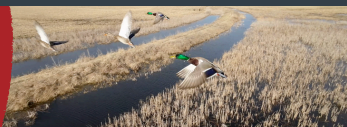
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.





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**LEGACY**  
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**COMMITTED • DETERMINED**  
**TRUSTED**







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HELPING **YOU** BUY  
AND SELL LAND







# AMERICAN LEGACY LAND CO.

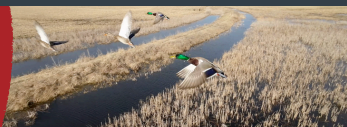






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HUNTING • DEVELOPMENT





## 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

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.

Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.



### Adam Spitz

LAND AGENT  
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