



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**IRRIGATED FARM &
DRYLAND**

Howard County, NE

560 +/- Acres

OFFERED AT:

\$4,676,000

ABOUT THIS PROPERTY:

On the western edge of Howard County, south of Ashton, Nebraska, lies a premium piece of farm ground. This 560 +/- acre tract consists of 438.3 acres of irrigated farm land. 411.3 acres of which are irrigated by 3 900 GPM electric wells and 27 acres tap into the Farwell irrigation pipeline. The irrigated land is watered with 4 pivots, 3 of which are Valleys less than 5 years old. The fourth pivot is an older, well maintained Zimmatic. The remaining acres consist of dryland acres and a farm site. The farm site has a 1,100 square foot house with 2 bedrooms and 1 bathroom. The property also includes 5 grain bins equaling 120,000 BU of storage, a barn, and a machine shed.



More About this Property:

A highly productive well-maintained farm of this quality doesn't come up for sale very often. This property would make a substantial addition to any operation.

Taxes: 2024 \$16,045.20

Legal Description: NW1/4 & N1/2 SW1/4 of Section 18, T14N, R12W NE1/4 of Section 18, T14N, R12W SE1/4 of Section 18, T14N, R12W Howard County, NE

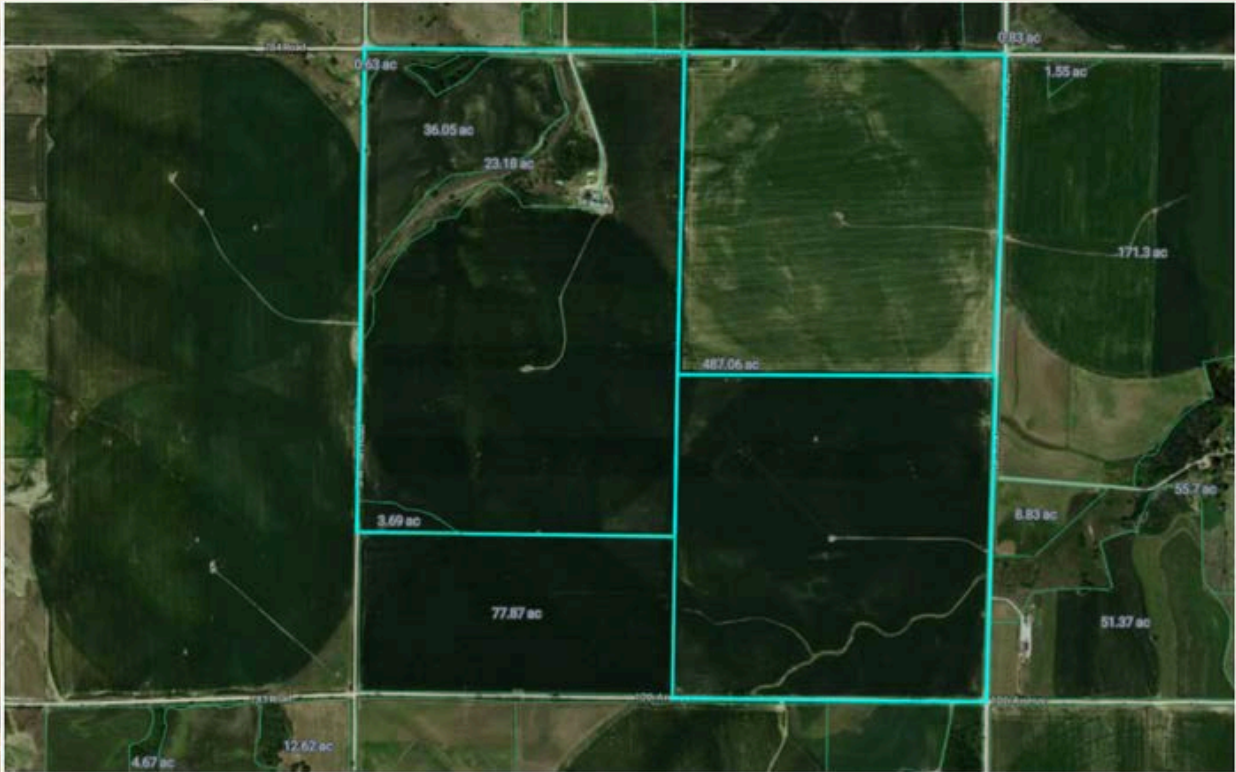
Parcel ID: 470866485, 470866477, 470866493

Directions: From Ashton, head east on Hwy 92 to Sherman Rd, then go south 2 1/2 miles. The property is to the east.

FEATURES:

- 560 +/- total acres
- 438.3 +/- acres of irrigated land
- 3 electric wells and 4 irrigation pivots
- 5 grain bins equaling 120,000 BU of storage
- House, barn, and machine shed

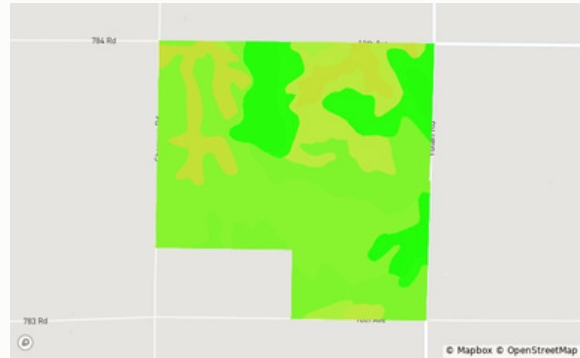
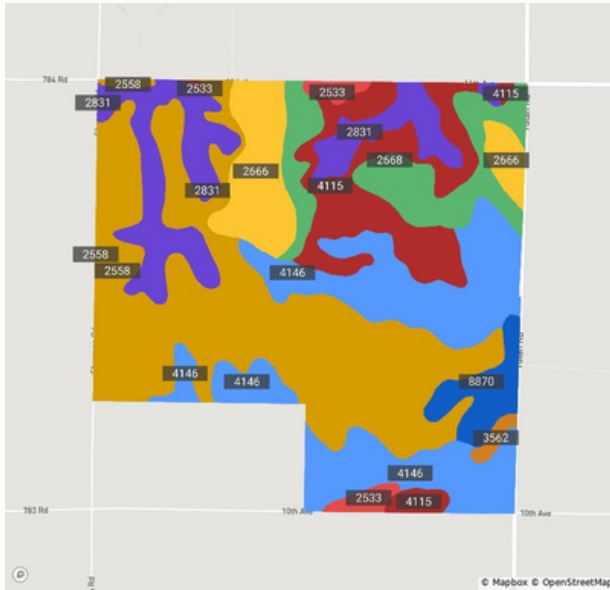
HOWARD COUNTY,
NEBRASKA



Soils

Howard, NE • Township: Kelso • Location: 18-14N-12W

560.00 acres, 3 selections



0 100

61.2 / 100 NCCPI

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	197.5	35.1%	4e	4e	60.8
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	118.7	21.1%	3e	3e	62.0
4115	Holdrege variant silty clay loam, 7 to 11 percent slopes, severely eroded	65.3	11.6%	4e	4e	51.9
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	63.3	11.2%	6e	4e	49.1
	Holdrege silt loam, 1 to 3 percent slopes					
2668	Holdrege silt loam, 0 to 1 percent slopes, cool	47.3	8.4%	2e	2e	73.7
2666	Hord silt loam, 1 to 3 percent slopes	41.6	7.4%	2e	1	74.2
8870	Coly silt loam, 11 to 30 percent slopes	18.0	3.2%	2e	2e	74.8
2533	Hobbs silt loam, occasionally flooded, cool	8.6	1.5%	6e	—	55.2
3562		3.1	0.5%	2w	2w	73.6



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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT

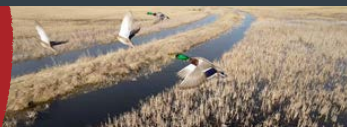






**AMERICAN
LEGACY**
LAND CO

**COMMITTED • DETERMINED
TRUSTED**







**AMERICAN
LEGACY**
LAND CO.

HELPING **YOU** BUY
AND SELL LAND

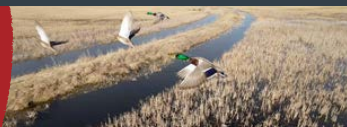






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Listing Agents:

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

George "Hunter" Frisch was raised on a farm north of Lindsay, Nebraska. He attended Northeast Community College in the early 90's and received three associate degrees. He returned to the farm and established a successful business in electrical contracting, irrigation and grain handling. Hunter has worked in all aspects of agriculture, from land development to livestock production and carries a passion to help others in the ag industry.

As his name suggests, Hunter is an avid outdoorsman who passed on his love of the outdoors to his four sons with his wife Sherri. Hunter and Sherri are now getting to do the same with grandchildren as their love of family continues to grow.



Hunter Frisch

LAND AGENT
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