



**AMERICAN  
LEGACY  
LAND CO**

**FOR SALE**

**IRRIGATED FARMLAND  
AND PASTURE**

Rock County, NE

**560 +/- Acres**

**OFFERED AT:**

**\$1,975,000**

***ABOUT THIS PROPERTY:***

This farm is located in the heart of "Cattle Country USA" near the unincorporated town of Rose, NE in beautiful Sandhills country. From Rose go 1 1/2 miles north on Highway 183 to 854th Road. Then turn east and go 3 miles to 450th Road. Then go north 2 miles and the farm is located on the east side of the road.

This 560 +/- acre property is ideal for the cattle producer for feed production. There are three center pivots located on the farm totaling 378 certified irrigated acres with no pumping restrictions. There is additional grass/pasture ground totaling 174 acres. This operation has been utilized to grow feed as well as graze stalks and cover crops in the fall and winter months. This farm gives the producer the ability to come off summer pasture to graze feedstuffs after harvest or also has potential for a rotational pasture grazing program.



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## More About this Property:

All irrigation equipment is included in the purchase and includes three mid-1980's center pivots. Two of the pivots are powered by recently updated Isuzu Diesel Power Units including diesel tanks to stay with the property. The third is electric powered single phase with an inverter for 3 phase. All three center pivots have the potential to be converted to 3 phase with power being relatively close to the property and a quote already provided for power. All three wells are registered at 900 gpm with static water levels ranging 65-68 feet and pumping levels set at 100-146 feet in depth.

The remaining 174 acres of grass/ pasture has an established windbreak located just off the county road to the east with great potential for a calving facility to be established. This grass has been also utilized for grass hay.

Soils on the property are Valentine Fine Sand with 9-24 percent slopes. The property has a long standing great tenant with a current lease in place that is negotiable for the following growing season and beyond. For more information or to schedule a showing call Bryan North at 308.325.2858 or Nick Wells at 308.991.9544.

Legal Description 7 26 18-7-26 W2E2 W2 E2 SE4 560A Rock County, NE

Coordinates: 42.23412, -99.45466

Taxes: \$7560.24

## FEATURES:

- 560 +/- Acres
- 378 certified irrigated acres
- 177 acres of grass/pasture ground
- Three mid-1980's center pivots
- Three registered wells
- Established windbreak on east side of pasture



ROCK COUNTY,  
NEBRASKA



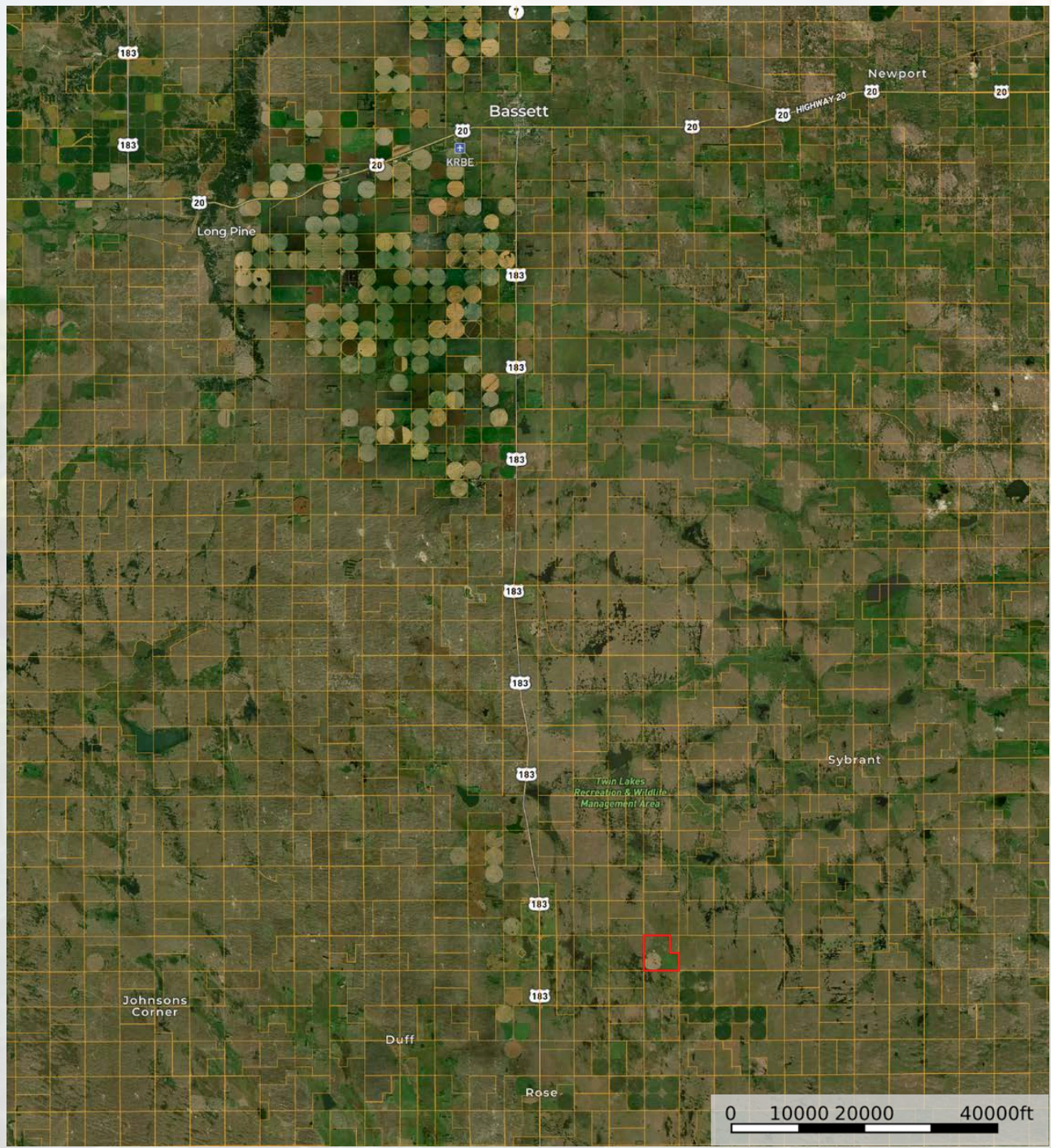
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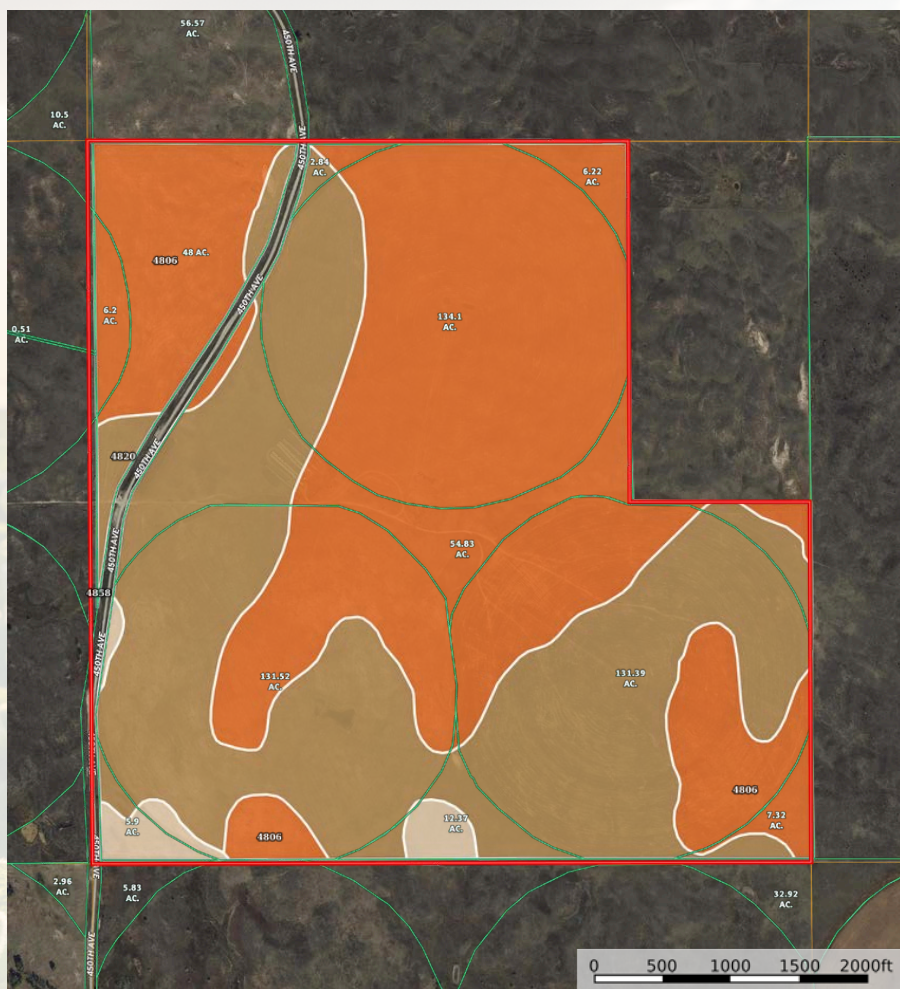
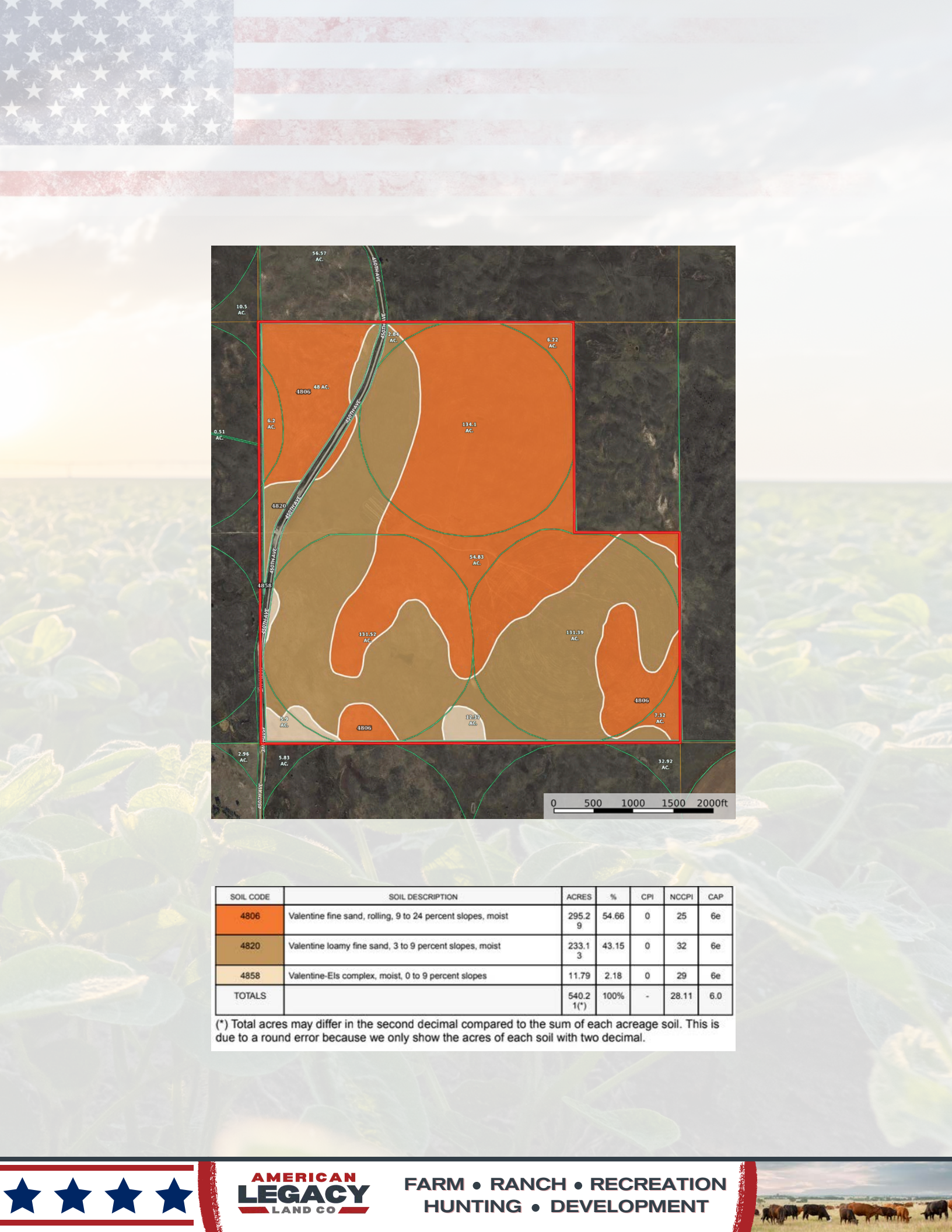
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AND SELL LAND





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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	295.29	54.66	0	25	6e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	233.13	43.15	0	32	6e
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	11.79	2.18	0	29	6e
TOTALS		540.21(*)	100%	-	28.11	6.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



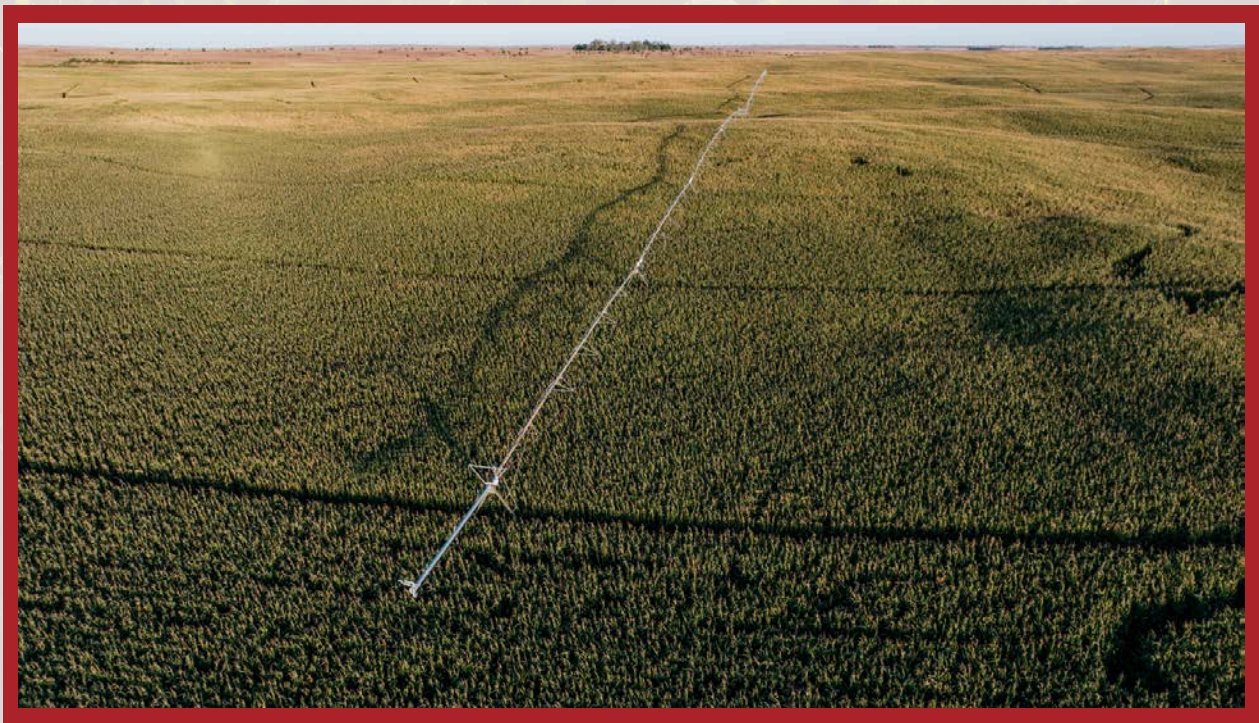
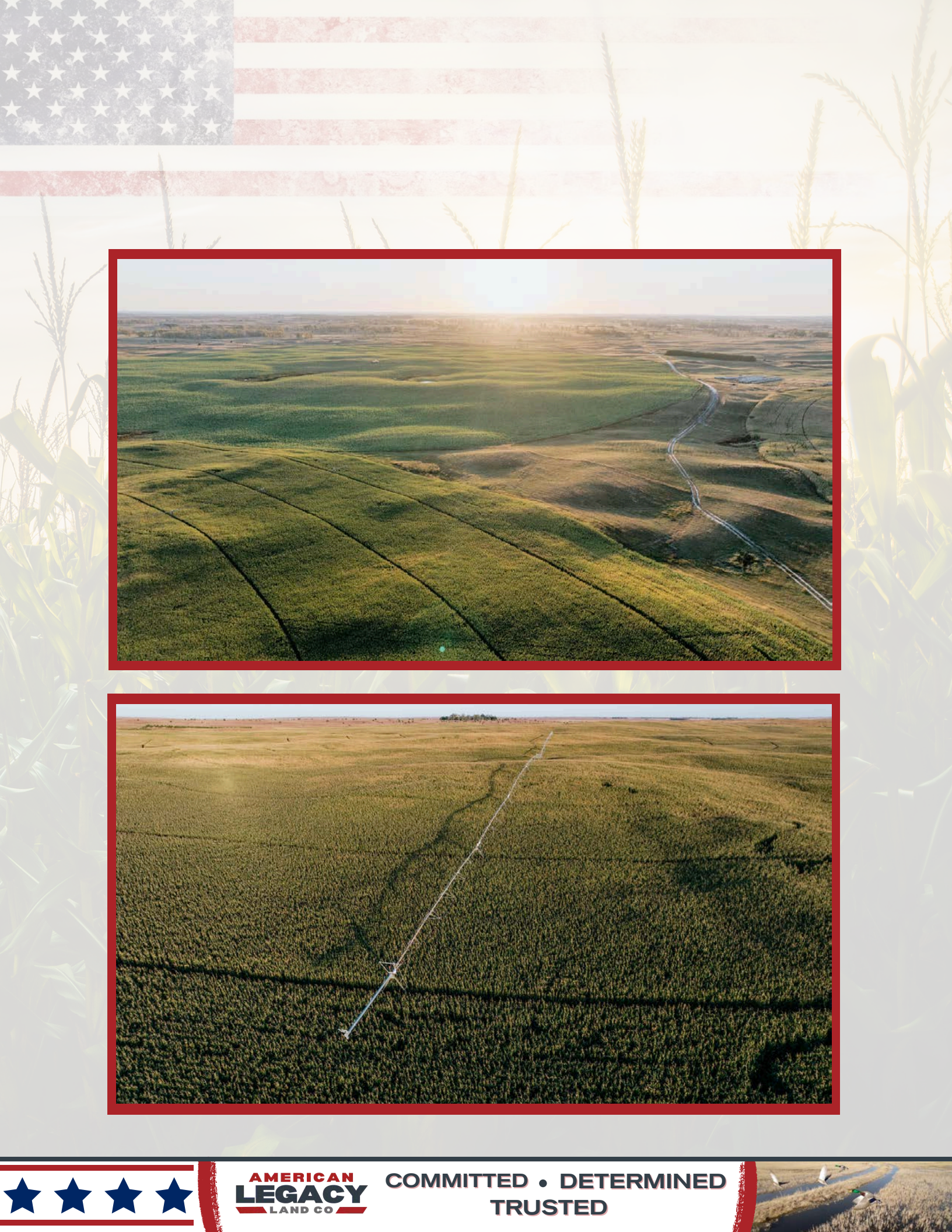
FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT





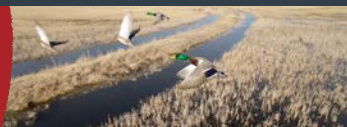
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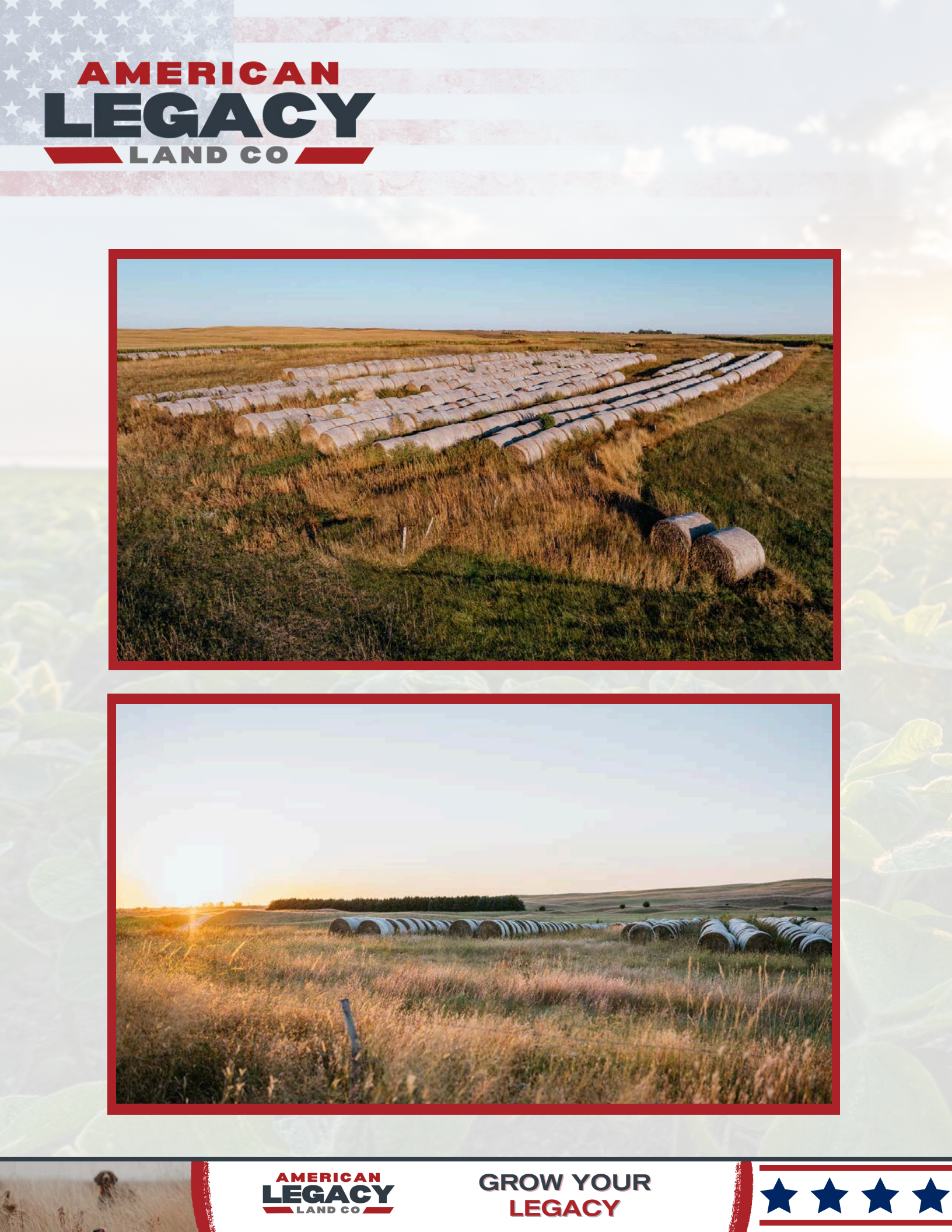




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**COMMITTED • DETERMINED  
TRUSTED**





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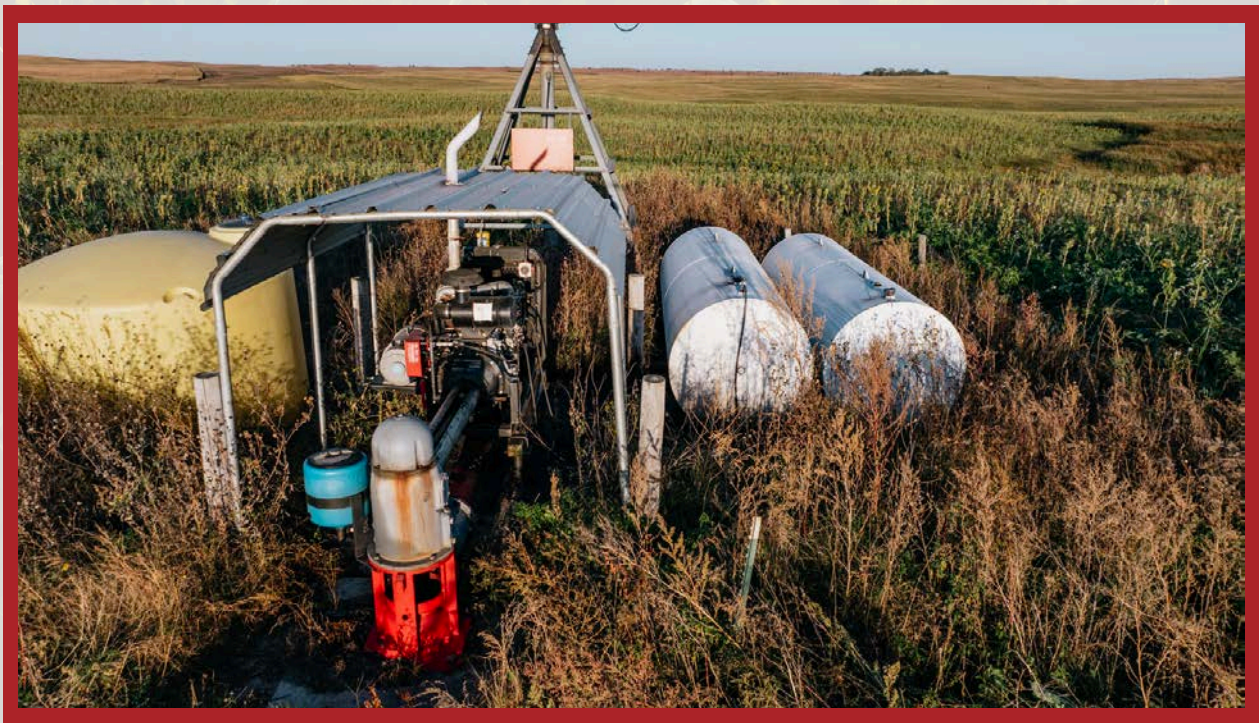
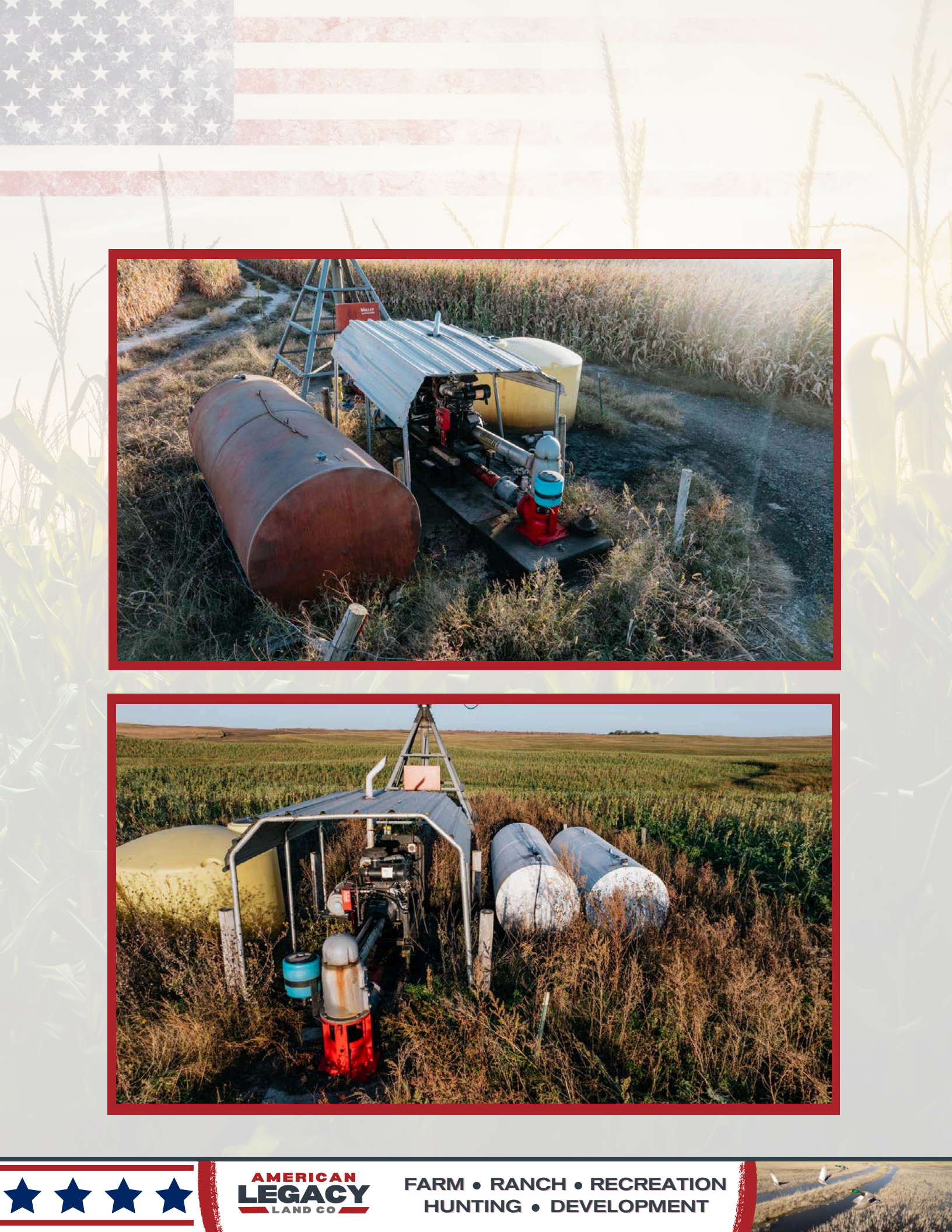




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## Listing Agents:

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

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  
AMERICAN LEGACY LAND CO.  
308-991-9544  
Nick@AmericanLegacyLandCo.com