



FOR SALE

PRODUCTIVE FARMGROUND

David City, NE

270.5 +/- Acres

**OFFERED AT:
\$2,100,000**

ABOUT THIS PROPERTY:

270.5 ± acres of highly productive farmland in the heart of eastern Nebraska. This region is well known for its highly fertile soils, reliable rainfall, and excellent infrastructure for grain handling and agricultural operations. Butler County averages nearly 30 inches of annual precipitation, supporting consistently strong crop yields year after year.

This property is comprised of three well-positioned parcels—being offered together as one unit—and offers a powerful combination of row-crop production, timber and grassland habitat, and future development potential just minutes from David City.



Parcel 1



Parcel 2



Parcel 3



More About this Property:

Parcel 1 is 75.23 +/- acres of high-quality farm land with Hastings Silt Loam soils and a flat topography. Located within a mile north of David City off Highway 15, this farm is perfect for development or production agriculture.

Parcel 2 is located 1/2 mile north of parcel 1 and is 38 +/- acres. This parcel has a combination of farmable acres and includes 16 +/- acres of timber and grass, providing the new owner with ample opportunities for recreation and diversity. Located only 1/4 of a mile west of Highway 15 on the south side of 38 Rd.

Parcel 3 is located another 1/2 mile north and 1/2 mile west of parcel 2, with access from the south off 38 Rd. This parcel offers lots of opportunities for the recreational enthusiast and the producer alike. It is a fantastic combination farm with 157.3 +/- total acres, of which 107 are tillable: 41 acres are expired CRP and 66 acres are farmed. The remaining acres are timber and grassland habitat.

Offered as a single unit for \$2,100,000, this Butler County farm provides a unique opportunity for both producers and developers. With the area's proven yield history, strong local ag economy, and proximity to David City's growing infrastructure and industry, this property will be a great addition to any agricultural portfolio or development strategy.

Please give us a call today with any questions or to schedule your private tour.

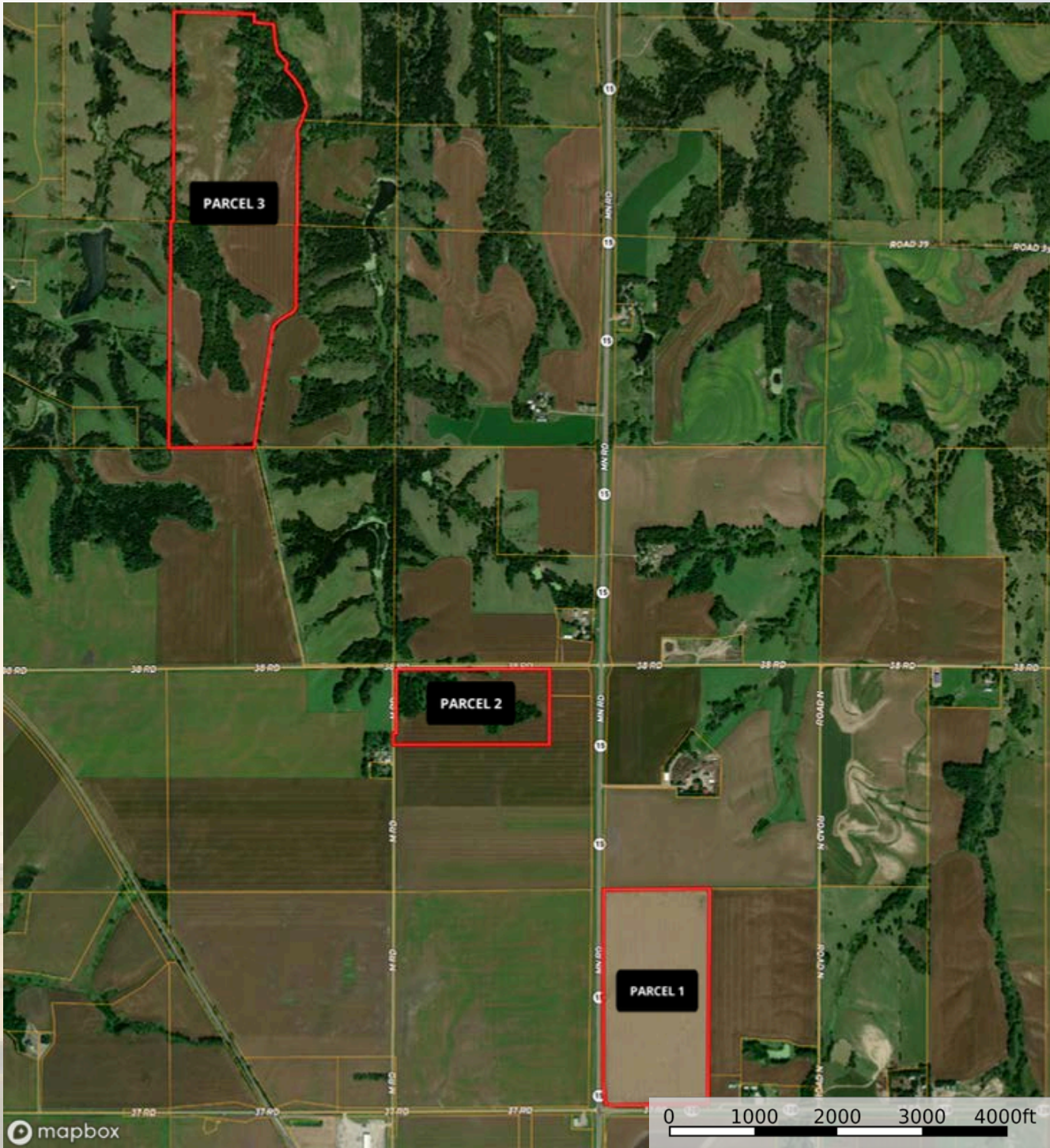
Directions: There are three parcels, all located north of David City, NE

Legal Description: N1/2NW1/4 7-15-3 38.01 AC, NE1/4 1-15-2 PT 75 AC, W1/2SE1/4 7-15-3 PT 75.23 AC, W1/2SE1/4 36-16-2 PT ,PT SE1/4SE1/4 82.30AC Butler County, NE

FEATURES:

- 270.5 +/- Acres
- Great access
- Progressive ag community
- Highly productive soils
- Income and recreation
- Future development potential

**BUTLER COUNTY,
NEBRASKA**



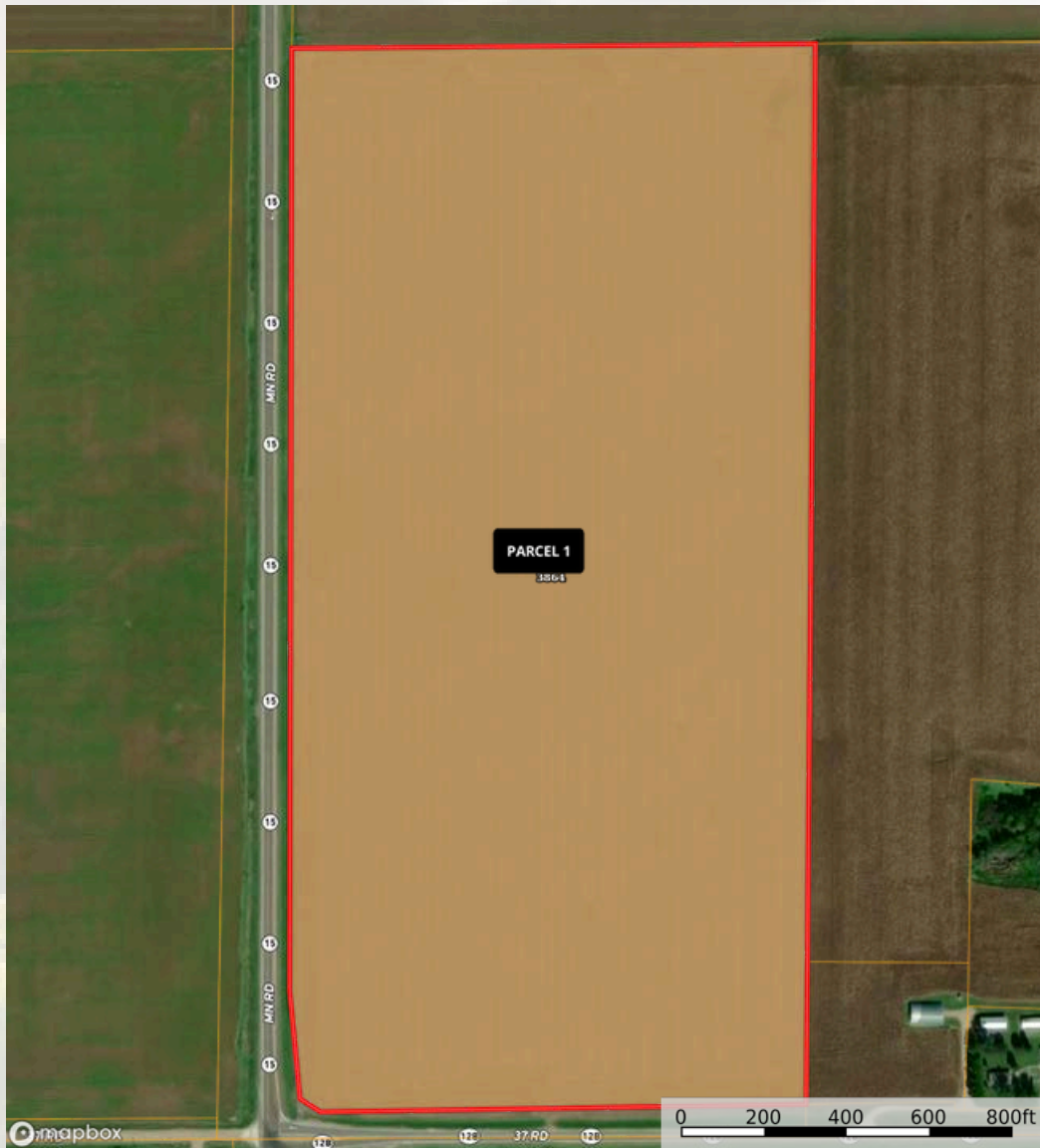
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AND SELL LAND**



Parcel One





 Boundary 74.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	74.21	100	0	69	1
TOTALS		74.21(*)	100%	-	69.0	1

(*) 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.



Parcel Two

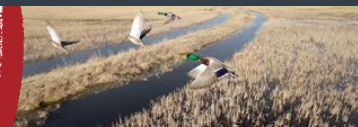




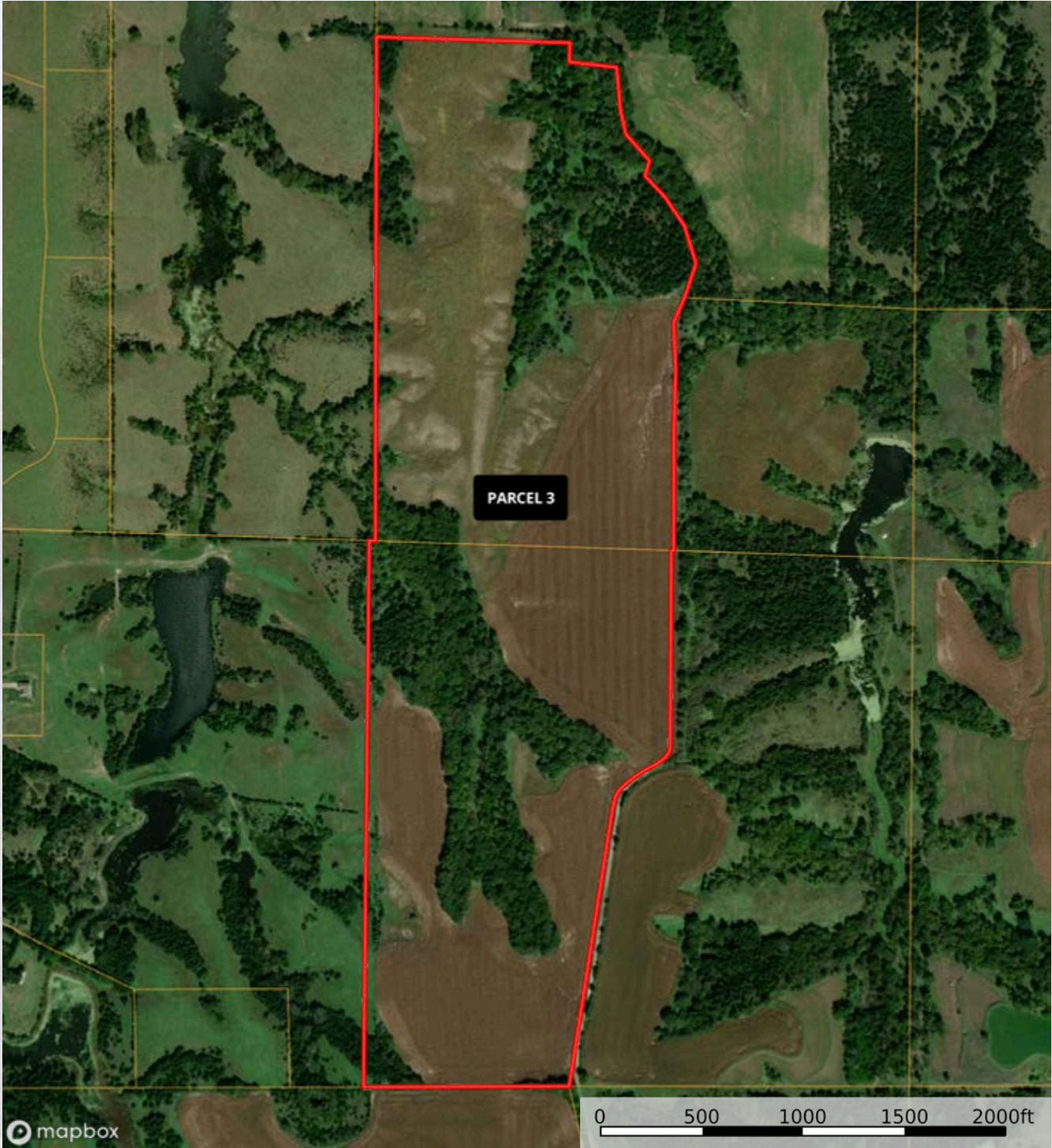
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Parcel Three





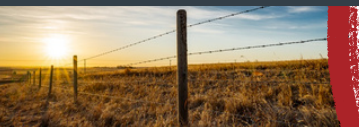
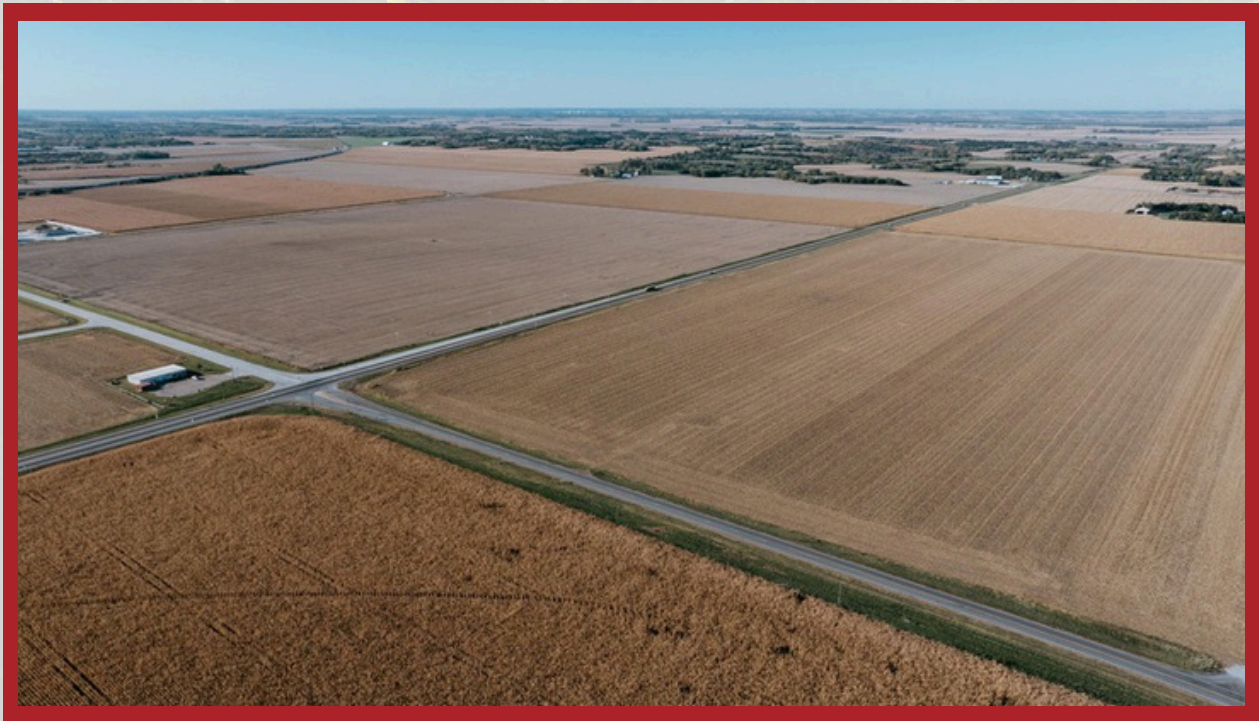
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	34.58	21.59	0	58	3e
8128	Pohocco, eroded-Crofton complex, 17 to 30 percent slopes	28.55	17.82	0	30	6e
8073	Monona silt loam, 17 to 30 percent slopes	25.47	15.9	0	38	6e
6686	Crofton silt loam, 30 to 60 percent slopes	24.26	15.15	0	15	7e
3866	Hastings silt loam, 1 to 3 percent slopes	20.9	13.05	0	68	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	11.76	7.34	0	56	4e
8127	Pohocco, eroded-Crofton complex, 11 to 17 percent slopes	9.86	6.16	0	66	4e
8070	Monona silt loam, 11 to 17 percent slopes	4.79	2.99	0	72	4e
TOTALS		160.17(*)	100%	-	45.38	4.65

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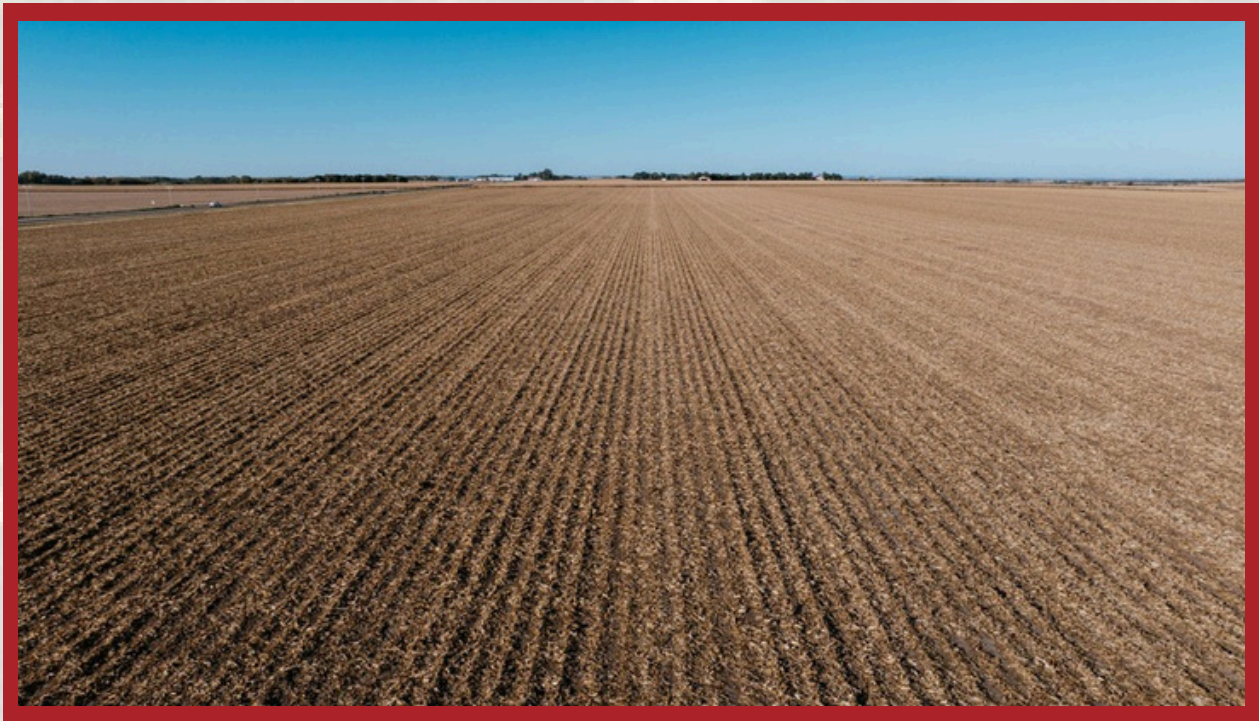
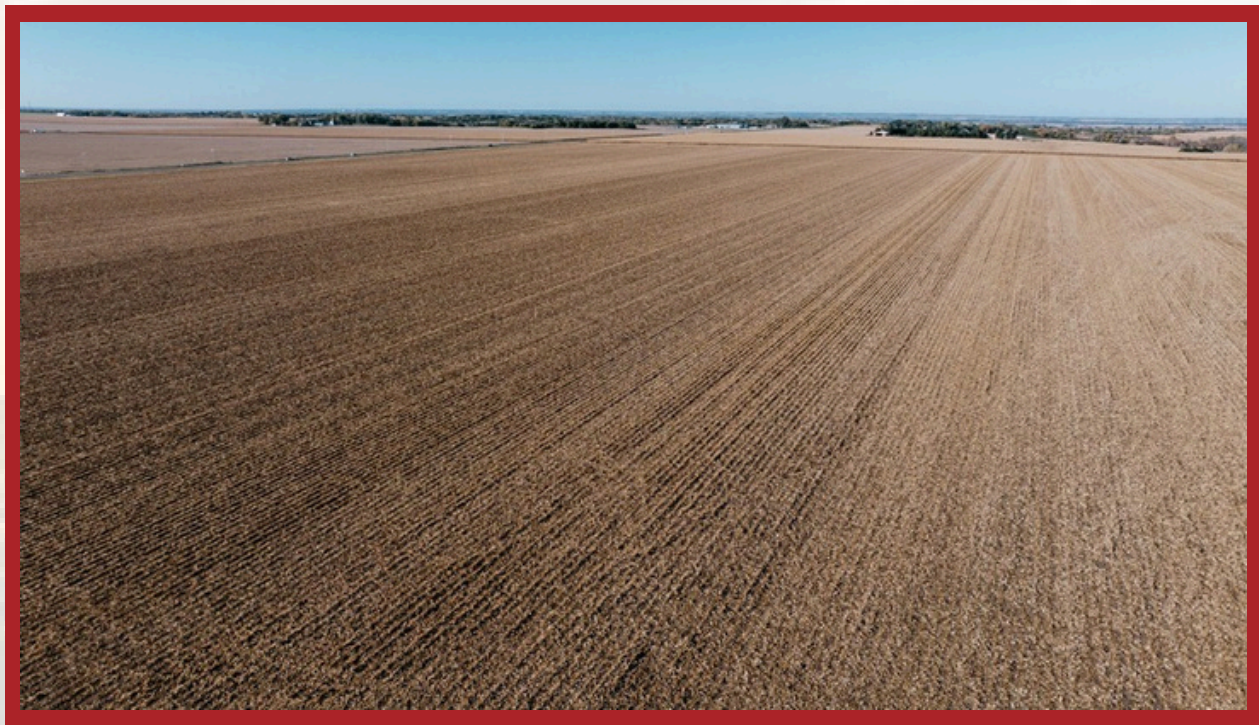
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AUCTIONS**





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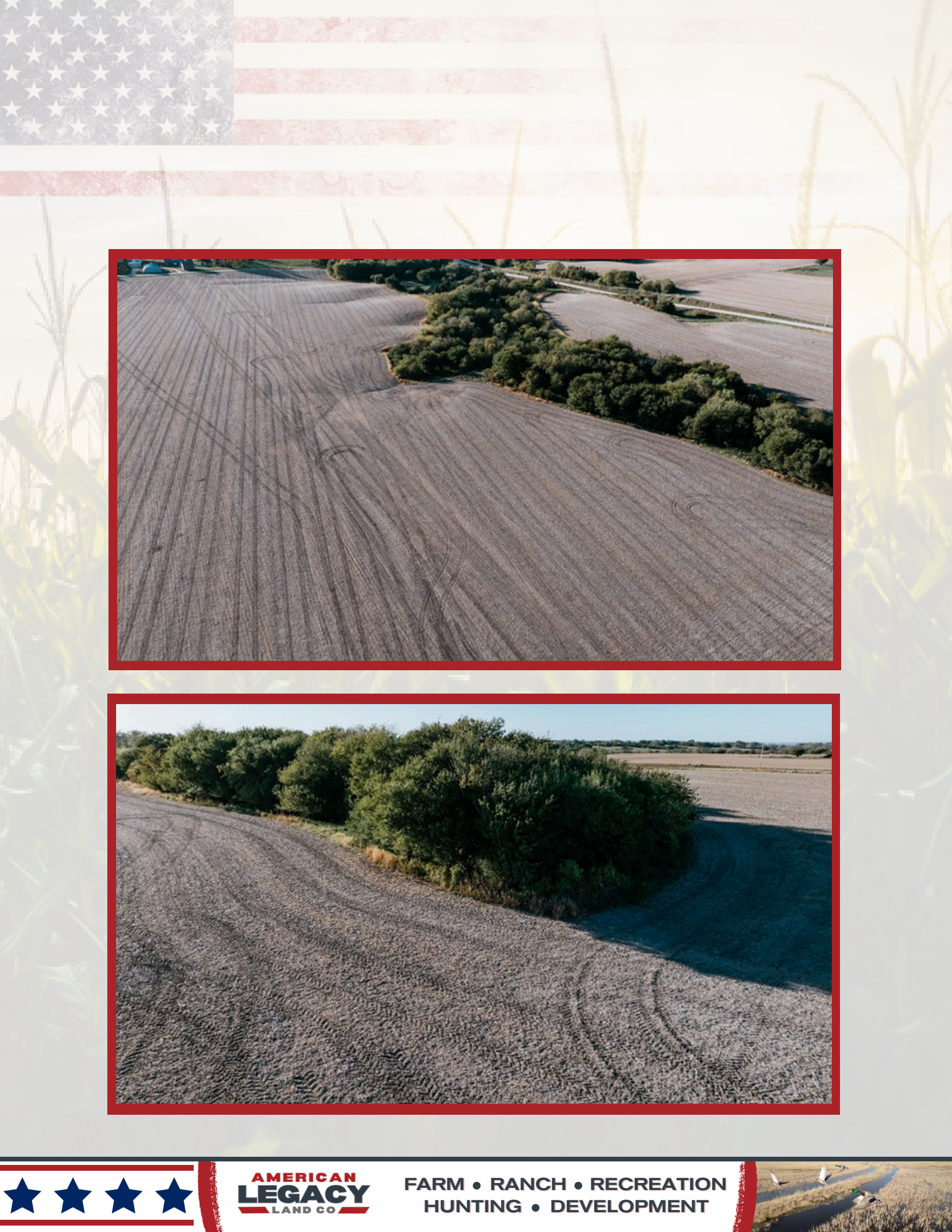




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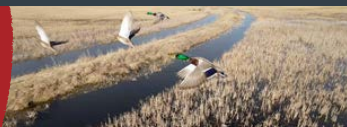
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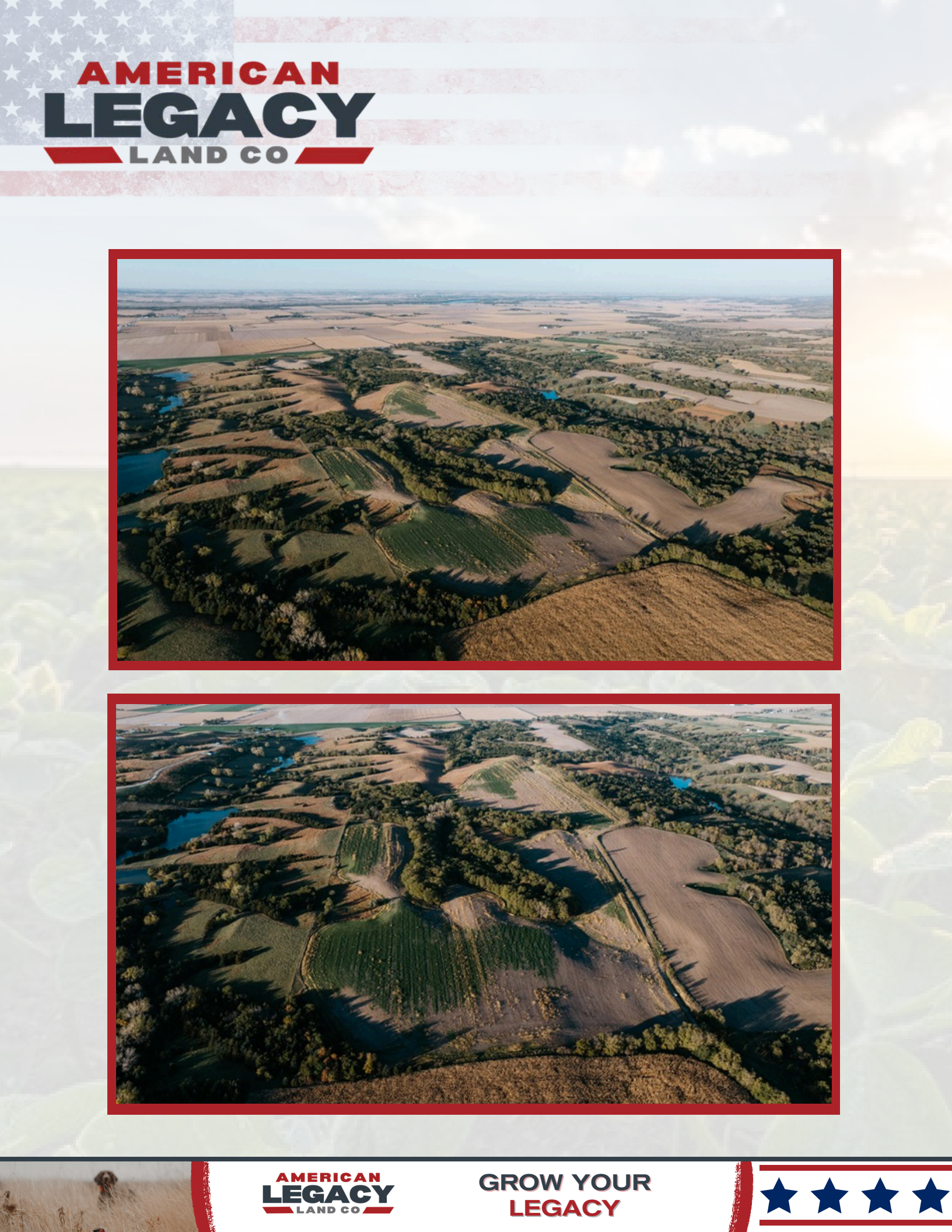




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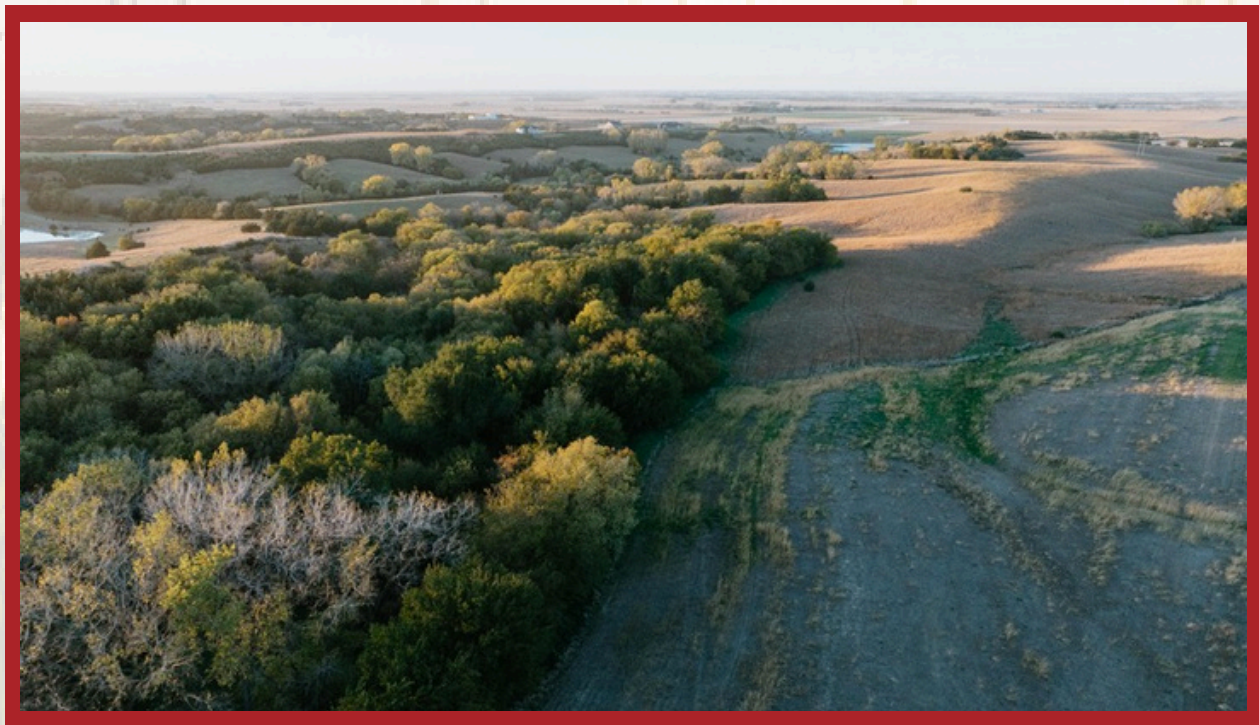
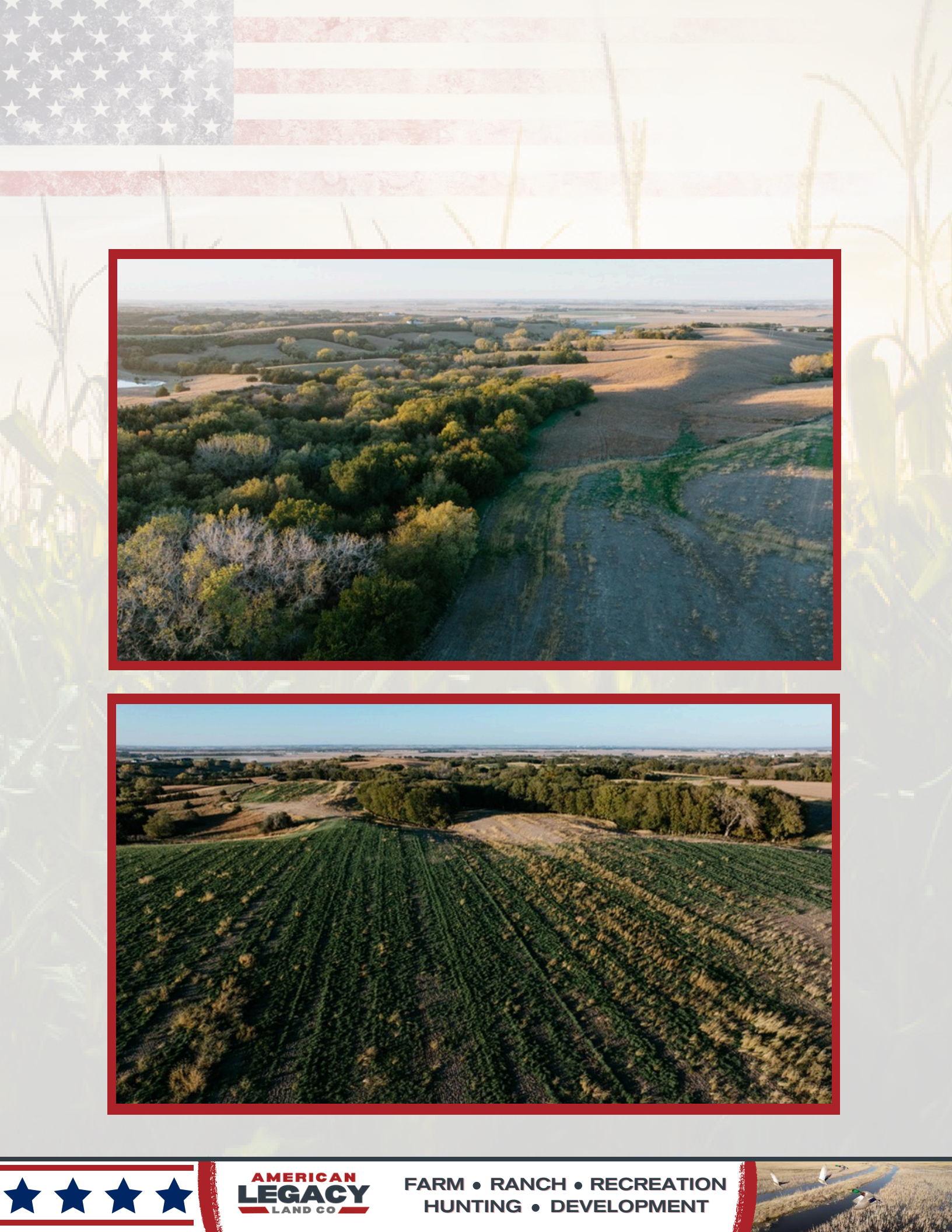




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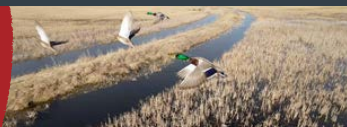
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Listing Agents:

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