



AMERICAN LEGACY LAND CO

FOR SALE

**HIGH QUALITY FARM WITH
DEVELOPMENT AND
HUNTING POTENTIAL**

Hickman, NE

309 +/- Acres

OFFERED AT:

\$3,708,000

ABOUT THIS PROPERTY:

Here's your chance to own a high quality farm with great hunting potential within 20 minute drive from downtown Lincoln, NE. This property is located in Hickman, NE and consists of 309 +/- acres, of which 254 are tillable acres. The soil on this farm scores a 65 on the NCCPI scale and is open for the 2026 growing season. The farm has produced steady income from both the ag ground and the hunting lease.

More About this Property:

Being 2 miles straight west of Hickman, NE on a paved road, gives this property fabulous development potential. A test well has already been drilled. This tract sits in the popular Norris School District. The Homestead Trail runs through this property and is surrounded by hardwood timber.

Also running through the property is a hardwood filled creek bottom that makes this tract ideal for hunting turkeys and whitetails. This property has a perfect mix of tillable acres, and timber draws with live water for the outdoor enthusiast, hunter or someone looking for an investment. There is a lot of deer and turkey sign throughout this property. It's hard to find a spot like this only 20 minutes from downtown Lincoln.

Schedule your private showing with Tyler Johnson today.

The northern 230 acres of this tract can be purchased as a separate tract. Please reference the Lancaster 230 for pricing and details.

Taxes: \$10,276.18

Legal Descriptions: WILLIAMS HOME ADDITION, Lot 2, S31, T8, R7, 6th Principal Meridian, LOTS 8 & 9 NW, S31, T8, R7, 6th Principal Meridian, S1/2 SW Lancaster County, NE

Directions: From Hickman, head west on Hickman Road to S 25th Street. Property is on the Southeast side of the intersection.

FEATURES:

- 309 +/- acres
- 254 +/- tillable acres
- Productive farm ground
- Development potential
- Hunting property
- Lots of deer and turkey sign



LANCASTER COUNTY,
NEBRASKA

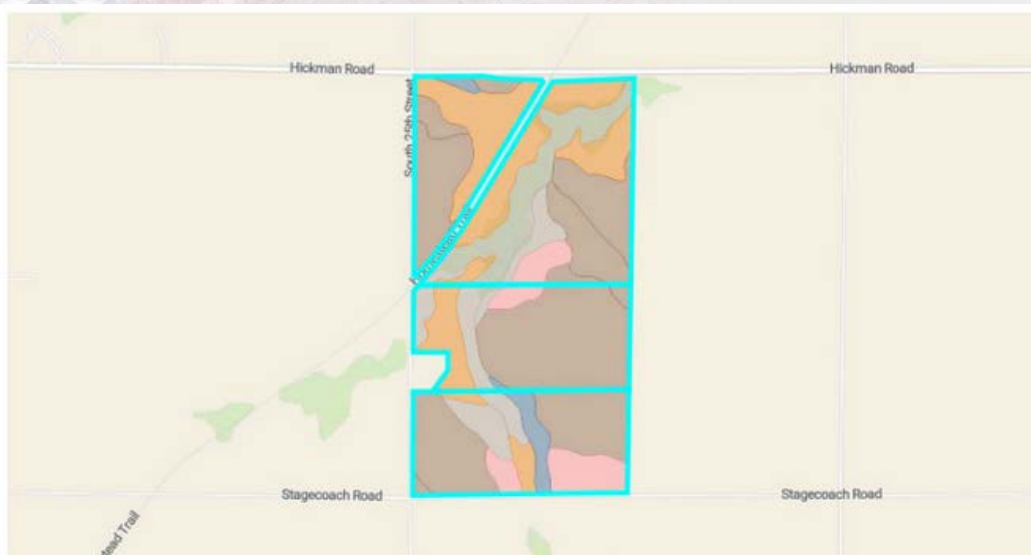


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 65/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	35.6%	110	3e	4e	60.5
	7050	Kennebec silt loam, occasionally flooded	21.4%	66.1	2w	--	94
	7867	Nodaway silt loam, channeled, frequently flooded	13.8%	42.6	6w	--	48.2
	7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	8.4%	26.1	4e	4e	52.6
	7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	7.6%	23.6	3e	--	46.2

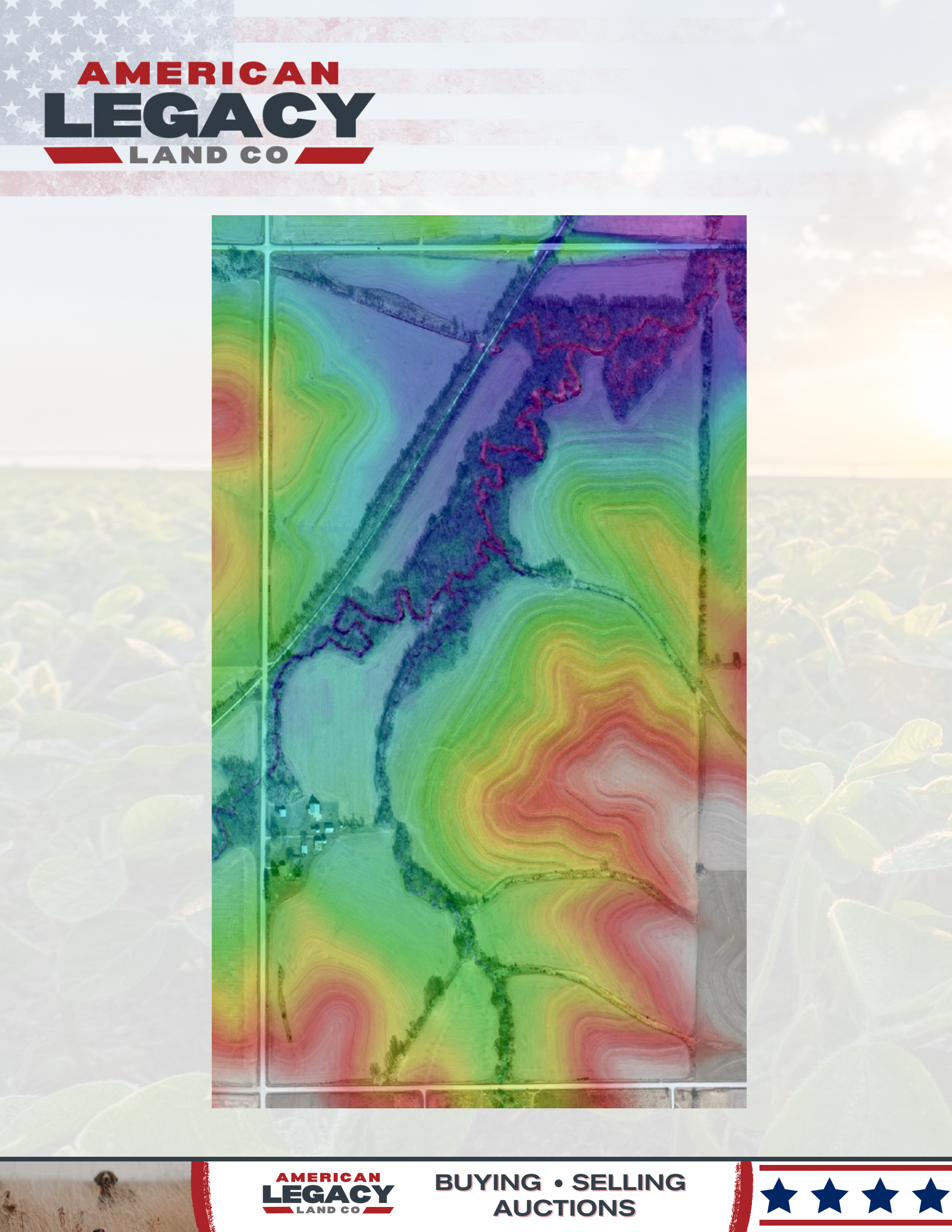
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	7466	Otoe silty clay, 6 to 11 percent slopes, eroded	4.7%	14.5	4e	--	53.7
	3785	Crete silty clay loam, terrace, 1 to 3 percent slopes	4.6%	14.4	2e	2e	66.3
	7231	Judson silt loam, 2 to 6 percent slopes	2.8%	8.6	2e	--	78
	7750	Nodaway silt loam, occasionally flooded	1.1%	3.5	2w	2w	94.4



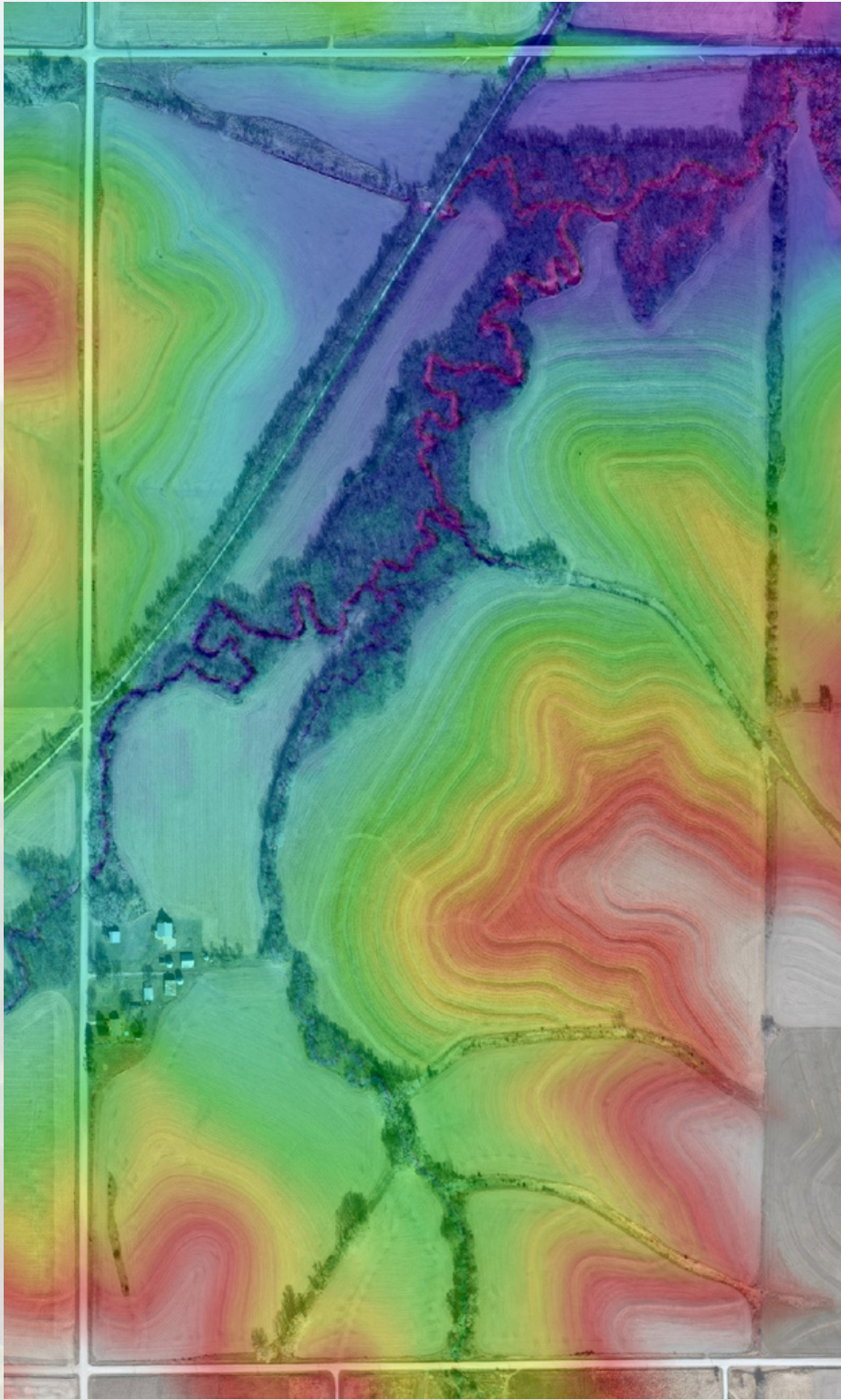
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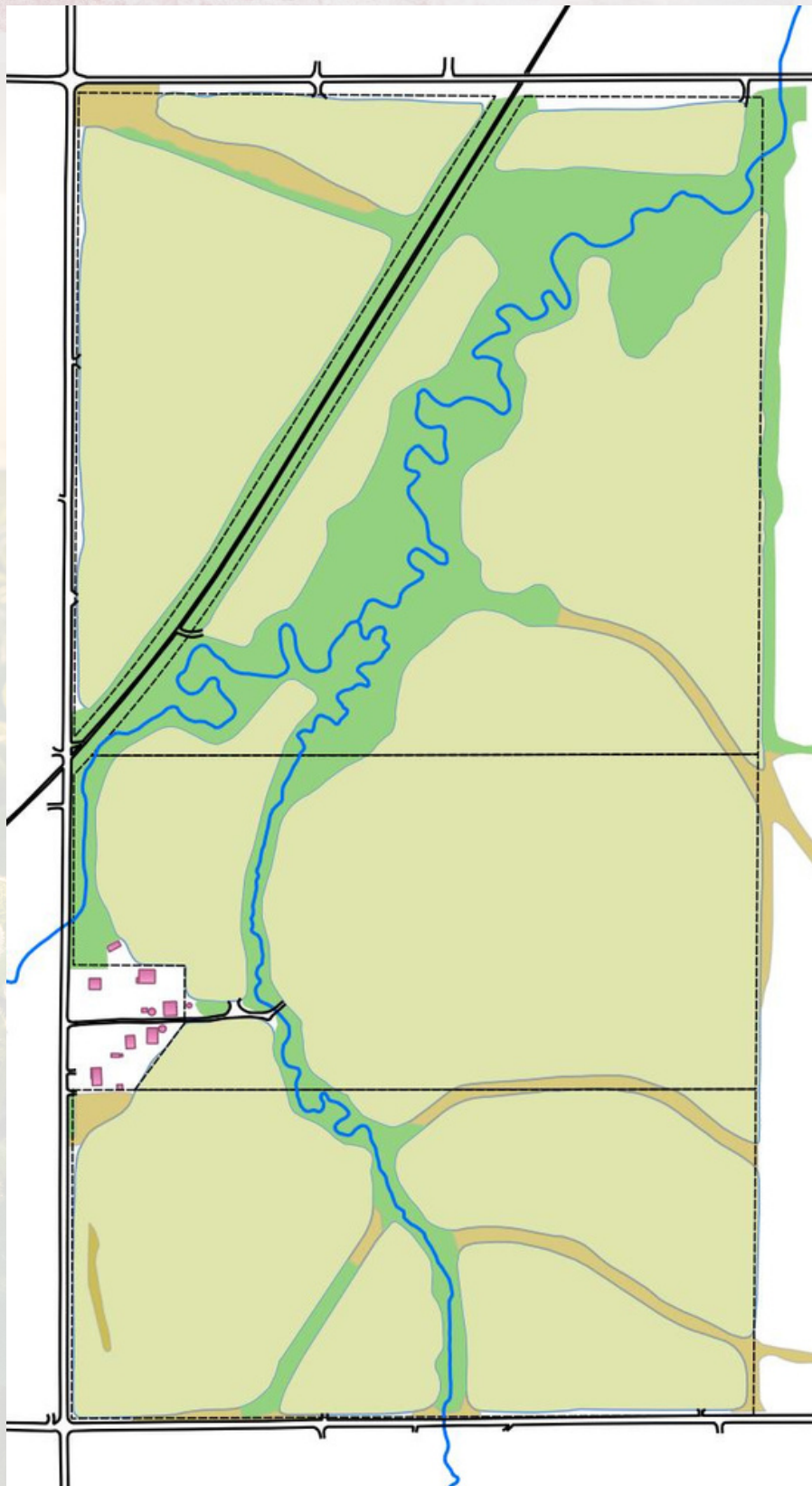
FARM • RANCH • RECREATION
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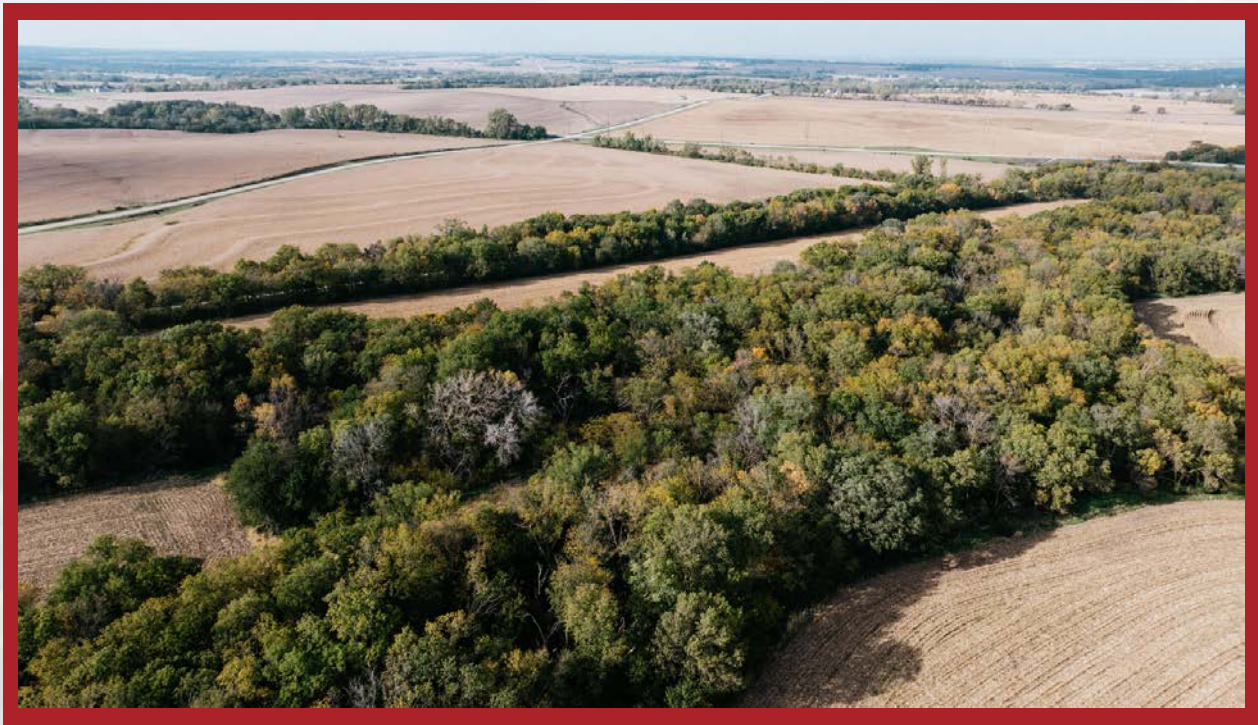
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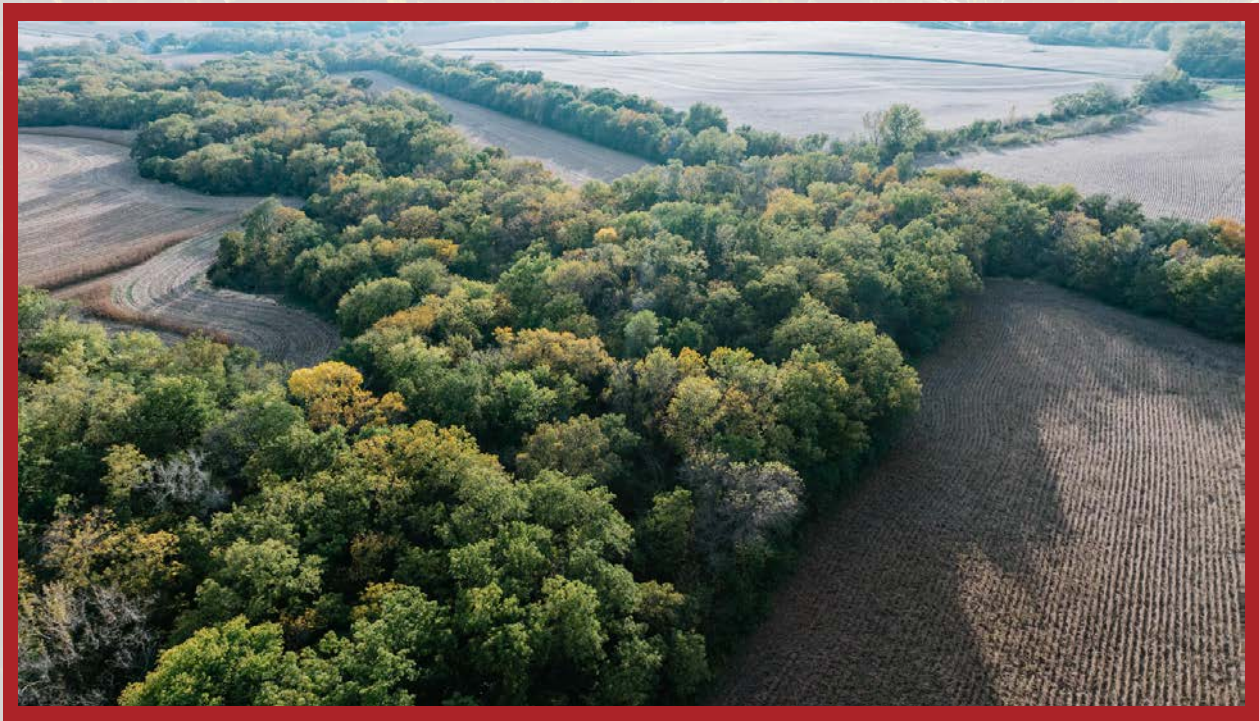
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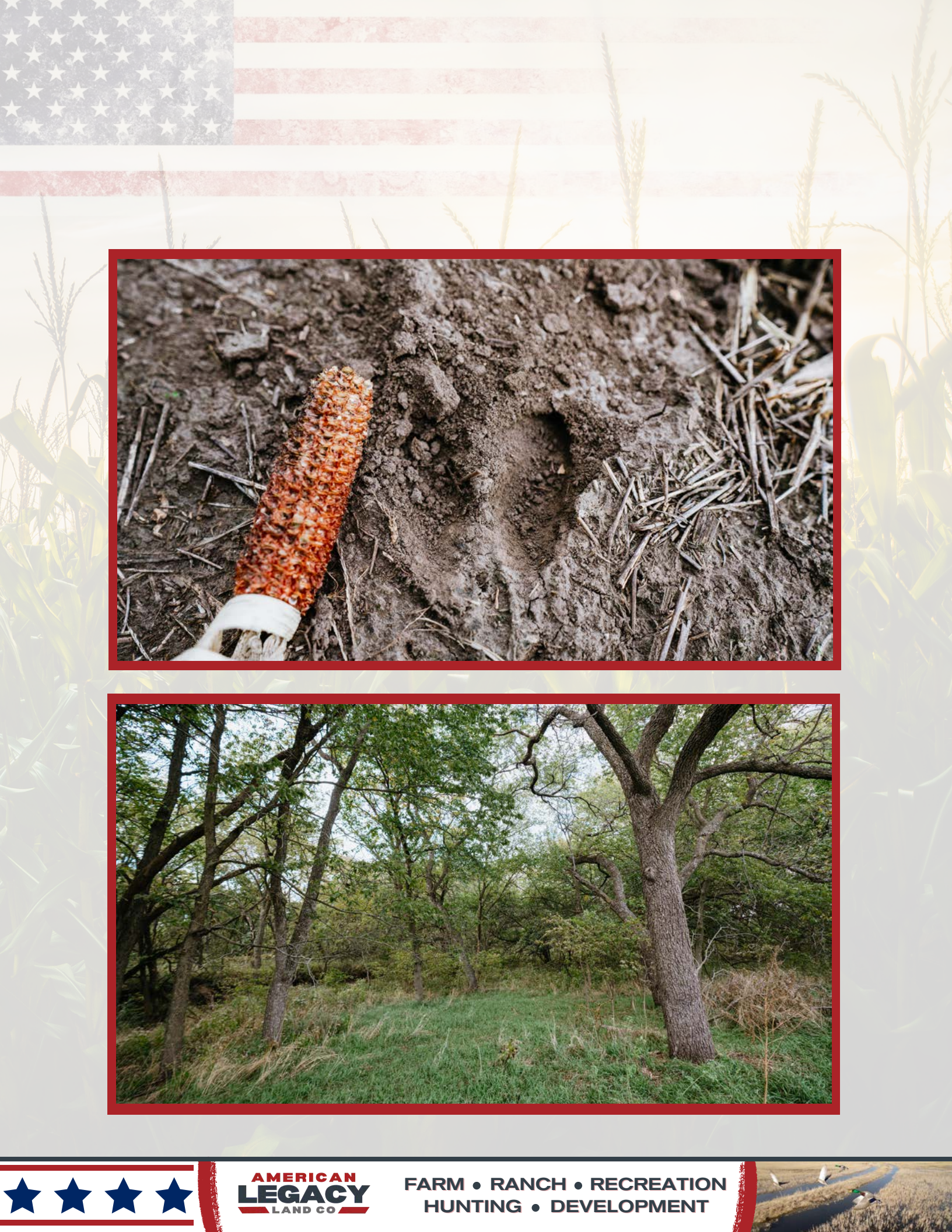




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About the Agent:

Tyler grew up in Louisville and Murdock, 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



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