



# FOR SALE

## IRRIGATED FARM

Platte County, NE

**60 +/- Acres**

**OFFERED AT:**

**\$510,000**

### ***ABOUT THIS PROPERTY:***

Just on the north side of the Loup River, between Columbus and Monroe, lies a productive irrigated farm with the bonus of future recreational opportunities. The 60 +/- acre farm has 57.5 +/- certified irrigated acres in the Lower Loup NRD. There is a 750 GPM well located in the center of the property. On the south side of the property, a shelterbelt makes deer and turkey hunting a serious option. Waterfowl hunting can be excellent on a smaller parcel of land with the addition of a flooded food plot to draw migrating waterfowl off the river as they search for food on their way south.





## More About this Property:

The property is currently irrigated by the neighbor's pivot to the North and is open for the 2026 growing season.

Don't miss your chance to have an irrigated investment property with the option of recreational development and hunting for years to come. Hunting properties that generate an actual return on your investment are hard to come by today. This one has lots of potential, so call Hunter Frisch (402-649-9097) or Nick Wells (308-991-9954) of American Legacy Land Company for your private tour today.

Taxes 2025: \$2,235.32

Parcel ID: 710029456

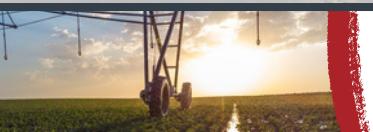
Legal Description: South 60 acres of the NW1/4 13-17-2W Platte County, NE

Address: 0000 295 AVE, Columbus, NE

Directions: From the intersection of Hwy 22 and 295 Ave, travel south for 1 and ¾ miles south. The property is on the east side of the road.

## FEATURES:

- 60 +/- Acres
- 57.5 +/- certified irrigated acres
- 750 GPM well
- Hunting opportunities
- Recreational development
- Close proximity to Columbus, NE



**GROW YOUR  
LEGACY**





# PLATTE COUNTY, NEBRASKA

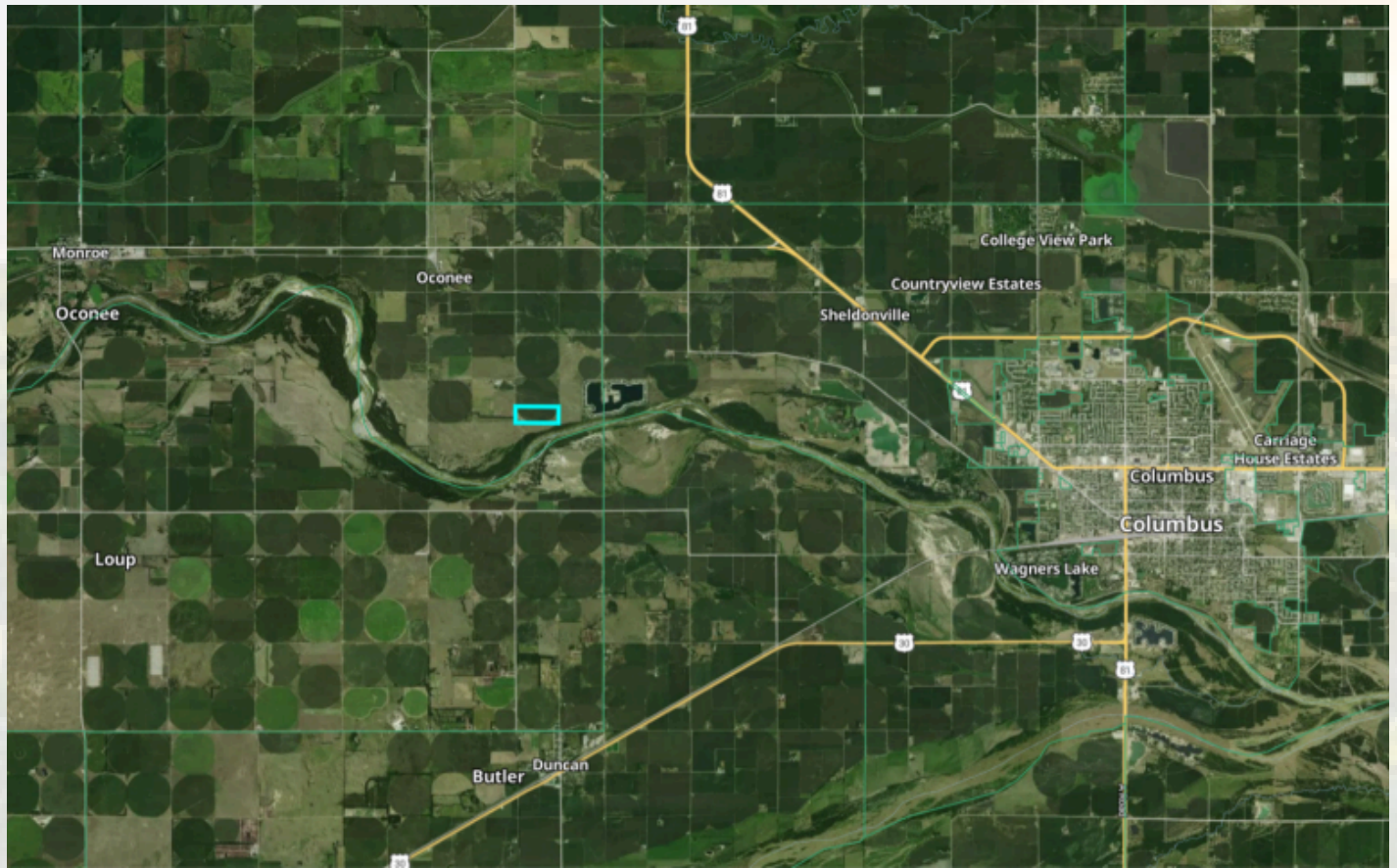


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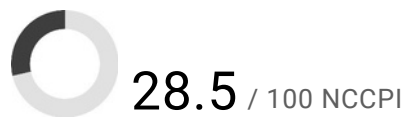
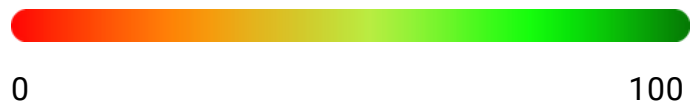
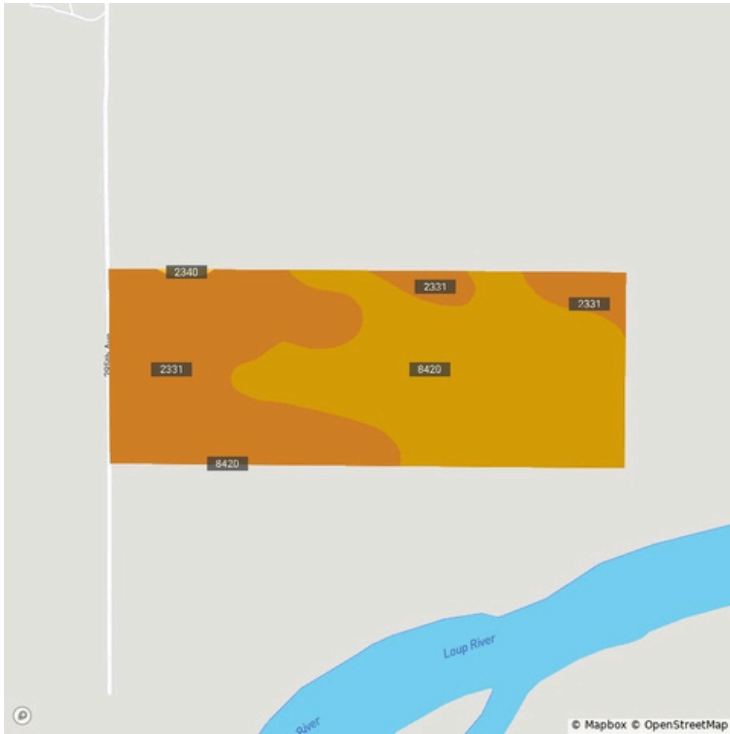
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AND SELL LAND











Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
8420	Boel loamy fine sand, occasionally flooded	31.3	52.8%	4w	4	29.3
2331	Inavale loamy fine sand, rarely flooded	27.8	46.9%	4e	w	27.7
2340	Inavale loamy fine sand, 2 to 9 percent slopes, rarely flooded	0.2	0.3%	6e	3e 4e	28.6

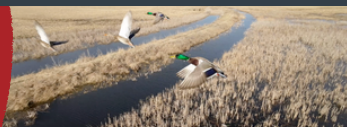






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**COMMITTED • DETERMINED**  
**TRUSTED**









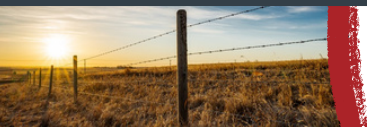


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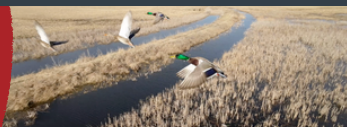






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HUNTING • DEVELOPMENT





## Listing Agents:

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  
AMERICAN LEGACY LAND CO.  
402-649-9097  
[HunterFrisch@AmericanLegacyLandCo.com](mailto:HunterFrisch@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](mailto:Nick@AmericanLegacyLandCo.com)