



**AMERICAN
LEGACY
LAND CO**

FOR SALE

**IRRIGATED GRAZING
FARM AND RANCH**

Sioux County, NE

2279 +/- Acres

OFFERED AT:
\$6,600,000

ABOUT THIS PROPERTY:

It is not often that a 2,279 ± acre contiguous ranch in Sioux County, Nebraska is offered for sale. Distinguished by a forage-driven cattle operation built around dependable irrigation, Heaven's Farm and Ranch is a large, contiguous ranch located 15 miles north of Scottsbluff over the Ogallala Aquifer. It is anchored by highly productive irrigated forage acres, creating a self-sustaining system that supports consistent, efficient cattle production year after year.



www.AmericanLegacyLandCo.com





More About this Property:

At the heart of the operation are six (6) center pivot irrigation systems irrigating 1,023+/- acres, all dedicated to irrigated forage production. These pivot-irrigated acres form the backbone of the ranch, providing a reliable feed base for hay, silage, or supplemental forage that significantly reduces outside feed dependency. This irrigation infrastructure allows the ranch to maintain a high carrying capacity through varying weather conditions while offering flexibility in stocking rates and grazing management. Traditionally, the ranch has been used as an intensive grazing operation for 2,000 head of yearling for up to 90 days in the fall. At a rental rate of \$1.65 per head per day, generating an income in excess of \$270,000.00 in those 90 days. As you can see, this has been a very profitable operation for the last few years.

Complementing the irrigated forage base are approximately 1,255+/- acres of quality pasture and continuous fencing working corrals, providing additional grazing, seasonal movement, ease of sorting, loading, and unloading, and long-term sustainability. The pasture acres and working facility complement the irrigated forage program, creating a balanced system ideal for cow-calf, backgrounding, or expanded livestock operations.

In addition to the irrigation and the grassland, there is also a quarry located in the center of the ranch that provides additional income through a lease with the county. This quarry has provided an additional \$15,000.00 of yearly income and could be increased with additional county contracts.

The scale and layout of this ranch allow for efficient cattle handling, rotational grazing, and future operational enhancements. With water, forage, and pasture working together, the property delivers both production strength and long-term land value.

This Sioux County offering represents a true investment-caliber ranch—well suited for serious cattlemen, multi-generation ranch ownership, or investors seeking a legacy agricultural asset built on irrigation, forage, and operational reliability in western Nebraska.

For More information or to schedule a showing call Bryan North at 308.325.2858 or Nick Wells at 308.991.9544



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Pivot, Well, and Generator Info:

Pivots 1, 3, 4, 5, and 6 are Valley Model 7810 Center pivots installed in 1984. All gaskets and Span boots were replaced in 2022. Pivot 4 has a Zimmatic Field Net unit.

Pivot 2 is a 2024 Zimmatic which was installed in July of 2024 and has a premium Field Net Panel.

Wells on pivots 6, 5, 4, and center well of pivot 3, and the North well on Pivot 2 are all rebuilt with new bowls, shaft, and column replaced as needed. All wells were sonic jetted and brushed and time of rebuild between 2019 and 2024. Between 2018 and 2024 all wells received new electric well motors, the majority of them being 50hp with a couple 40hp wells on pivots 3 and 4, and a 25 hp well motor on pivot 2. There are a total 12 irrigation wells. In addition there are two livestock wells which were newly drilled in 2023.

There are numerous new chem valves, and risers and Pivot 2 has new underground from the North well to the Center point.

All well motors, pump panels, and electrical underground is new with the majority of the updates completed in 2019 and the final few completed in 2023.

Generator Info:

Both are Cummins 400 kW Diesel generators with 1998 Cummins NTA855-G5 engines rated at 605 HP.

Fuel Capacity at North Generator is 16,800 gallons.

Fuel Capacity at South Generator is 9,800 gallons.



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Legal Description:

W1/2, N1/2N1/2NE1/4, 25-25-54, 359.297 ACRES,
N1/2SE1/4, S1/2NE1/4, S1/2N1/2NE1/4, 25-25-54 200.703 ACRES,
S1/2SE1/4 OF 25-25-54 80 ACRES,
S1/2 24-25-54 320 ACRES,
S1/2SW1/4 19-25-53 82.66 ACRES,
N1/2NW1/4; N1/2S1/2NW1/4 30-25-53, 119.55 ACRES,
S1/2NW1/4; SW1/4 OF 30-25-53 240 ACRES,
N1/2NE1/4, N1/2S1/2NE1/4 IN 36-25-54, 120 ACRES,
W1/2 36-25-54 320 ACRES,
SE1/4; S1/2S1/2NE1/4 36-25-54 200 ACRES,
E1/2E1/2 26-25-54 160 ACRES,
N1/2SW1/4 19-25-53 76.81 ACRES
2279 +/- TOTAL ACRES ALL LOCATED IN SIOUX COUNTY, NEBRASKA

Coordinates: 42.12115, -103.55625

Directions: From Scottsbluff, go west on Highland Road 6.75 miles to Stonegate Road. Turn left and go north on Stonegate Road for 6.5 miles. Turn Left onto Jenkins Rd. and head north on Jenkins Road for 12.25 miles. Turn left and head west for 2 miles where you will enter the northeast corner of the ranch.

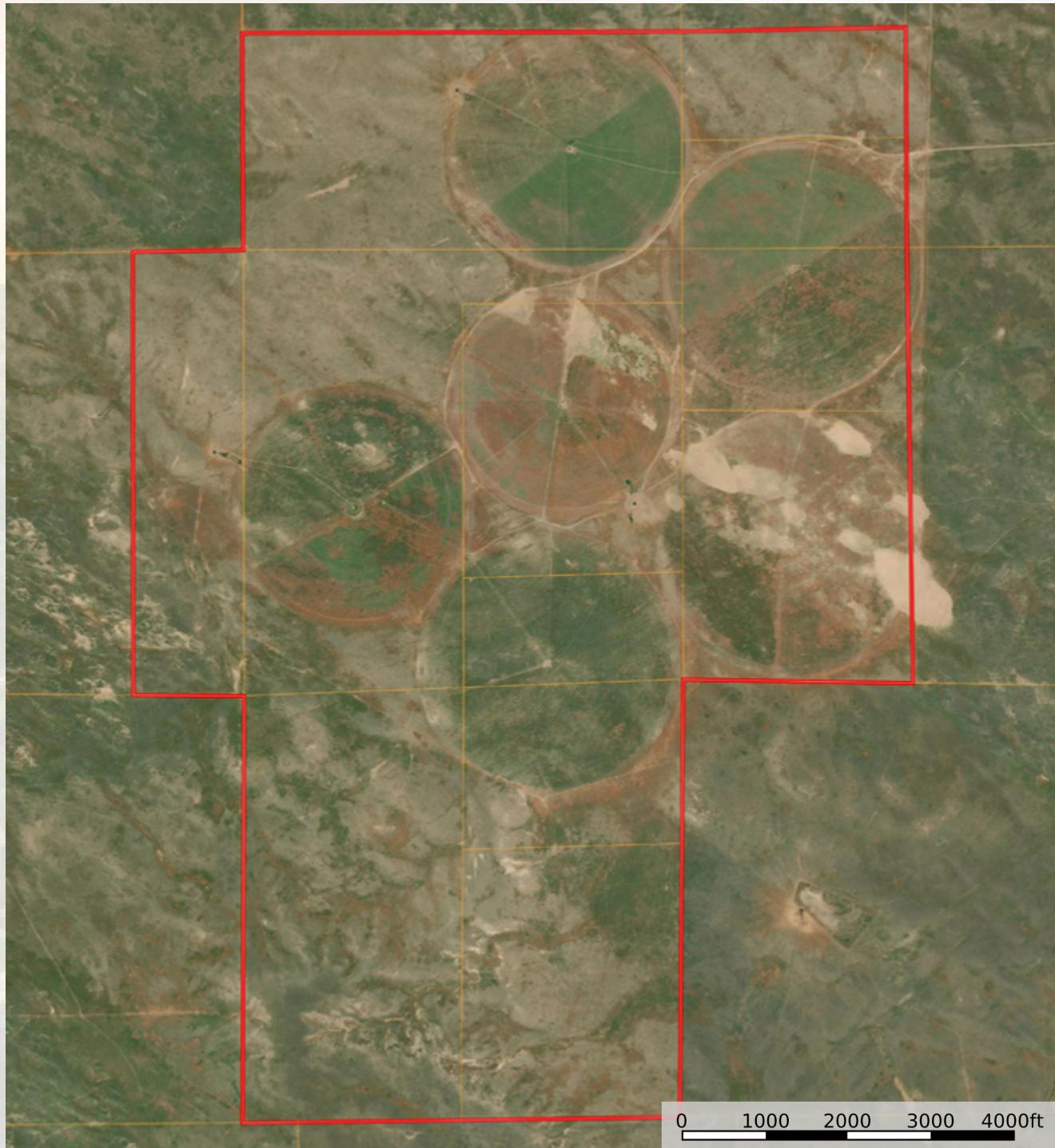
Taxes: \$11,206.24 (2024)

FEATURES:

- **2279 +/- Acres**
- **6 center pivot irrigation systems**
- **Located over the Ogallala Aquifer**
- **Quality pasture and continuous fencing working corrals**
- **15 miles north of Scottsbluff, NE**
- **Income producing**

SIOUX COUNTY, NEBRASKA

Boundary Map:

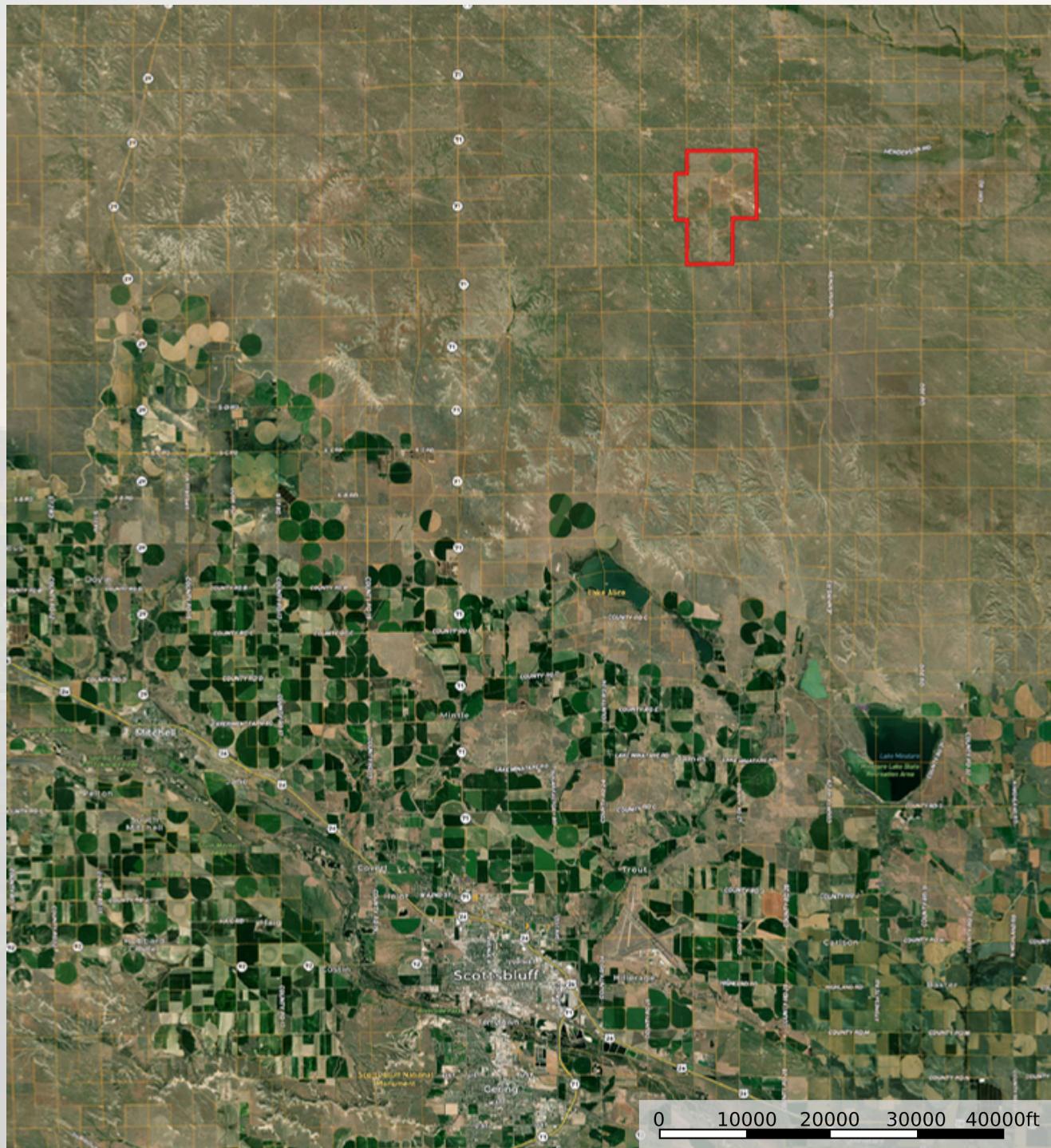


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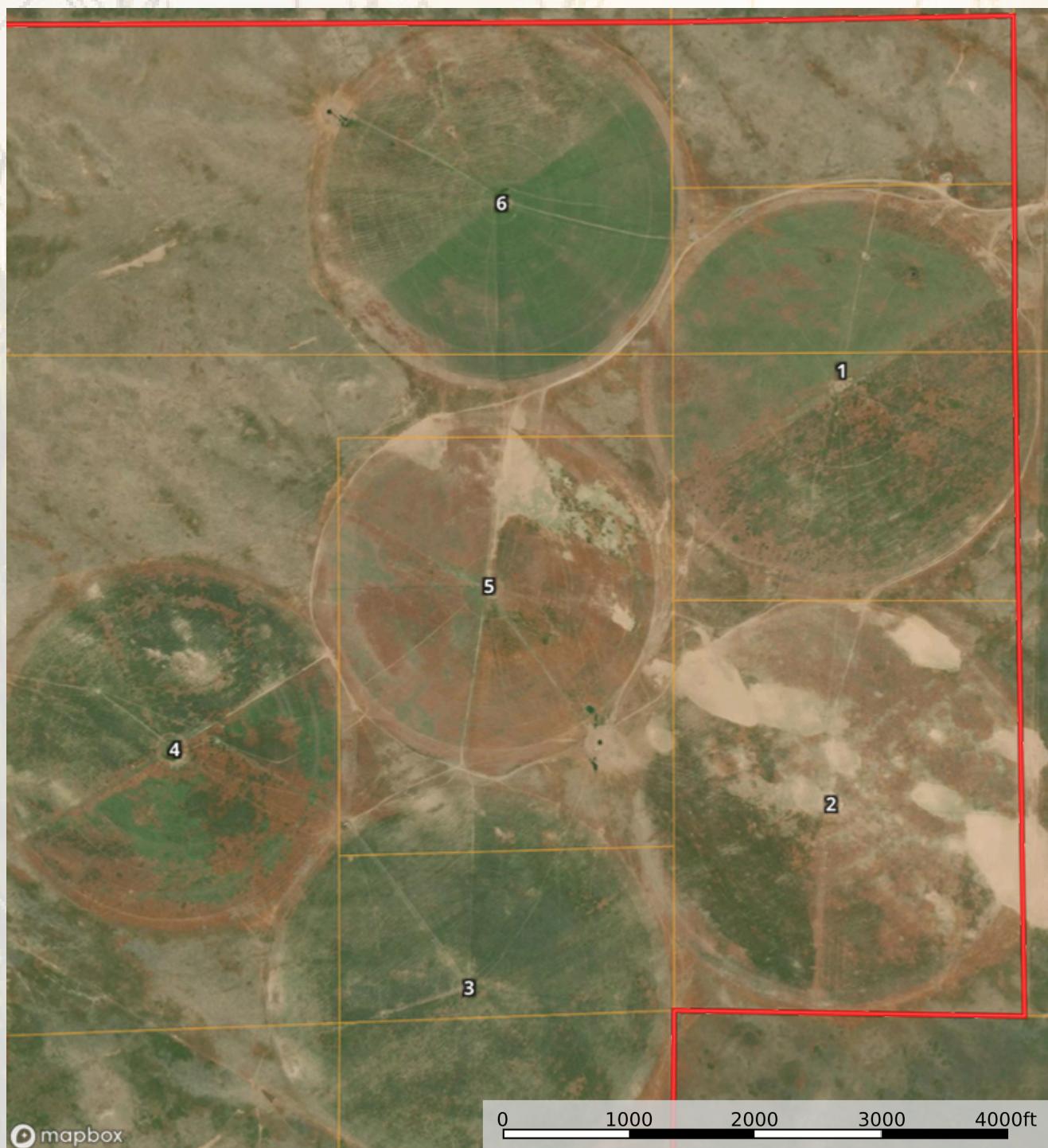
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Location Map:



Pivot Map:

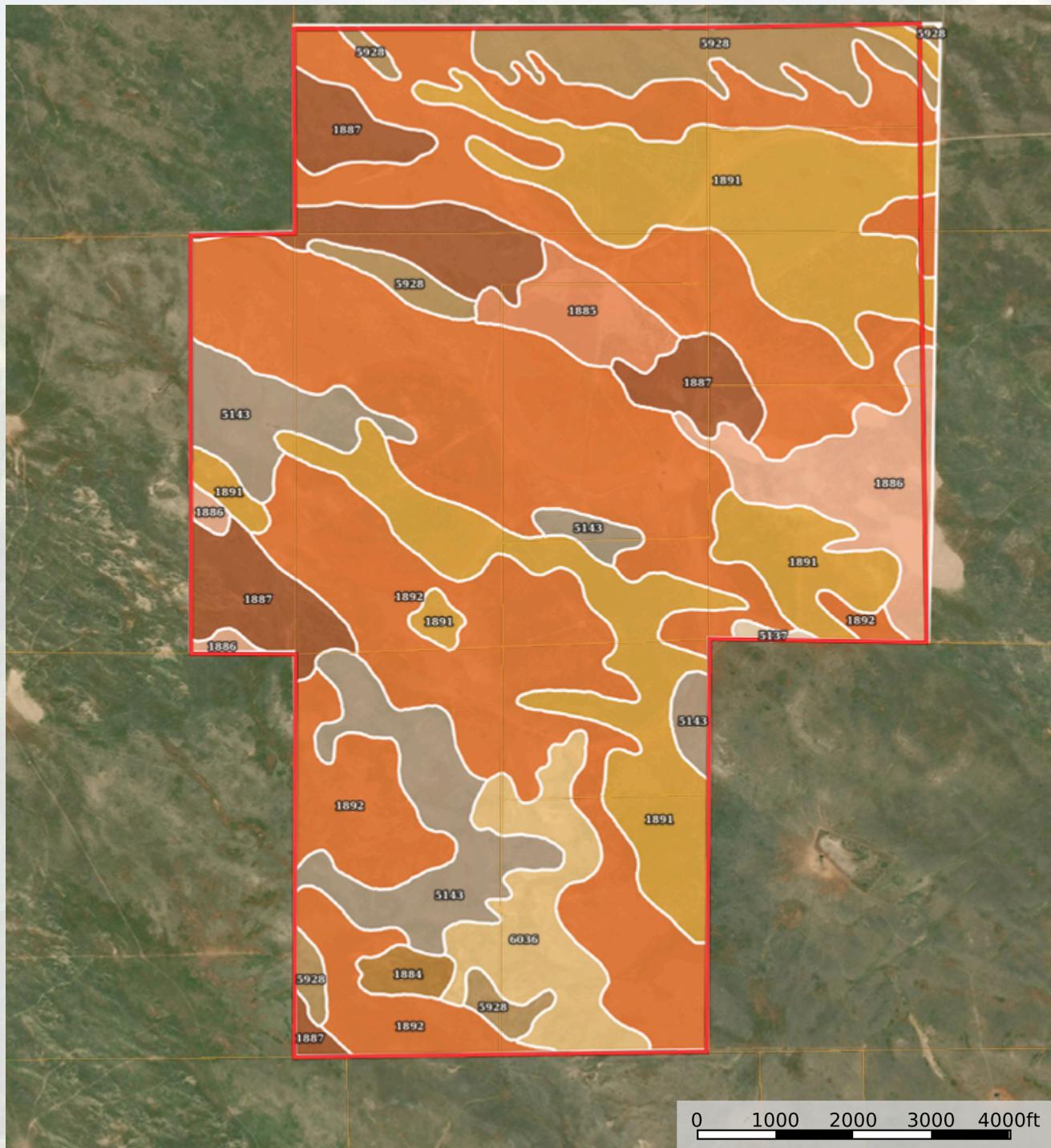


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Soil Map:



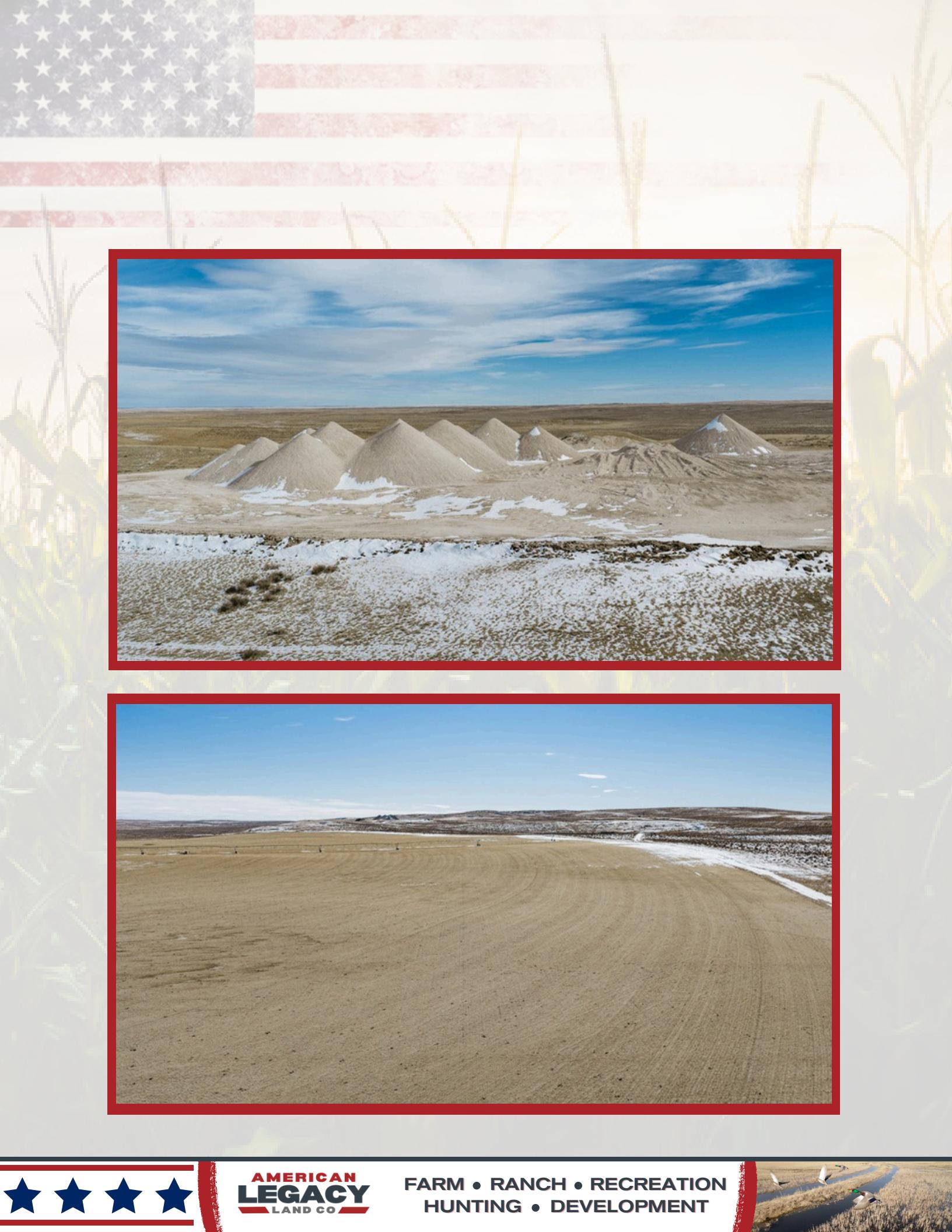
0 1000 2000 3000 4000ft

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1892	Valent loamy fine sand, 3 to 9 percent slopes	1062.52	46.31	0	19	6e
1891	Valent loamy fine sand, 0 to 3 percent slopes	460.8	20.08	0	19	6e
1887	Valent fine sand, 9 to 20 percent slopes	184.87	8.06	0	18	6e
5143	Busher-Tassel loamy very fine sands, 6 to 30 percent slopes	182.64	7.96	0	22	6e
5928	Blueridge-Bayard complex, 6 to 20 percent slopes	132.13	5.76	0	16	6s
1886	Valent fine sand, 3 to 9 percent slopes	105.14	4.58	0	19	6e
6036	Tassel-Busher-Rock outcrop complex, 6 to 30 percent slopes	99.71	4.35	0	13	6s
1885	Valent fine sand, 0 to 3 percent slopes	48.53	2.12	0	15	6e
1884	Valent complex, rolling and hilly	14.79	0.64	0	9	6e
5137	Busher-Tassel complex, 0 to 6 percent slopes	3.36	0.15	0	25	6e
TOTALS		2294.49(*)	100%	-	18.58	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.







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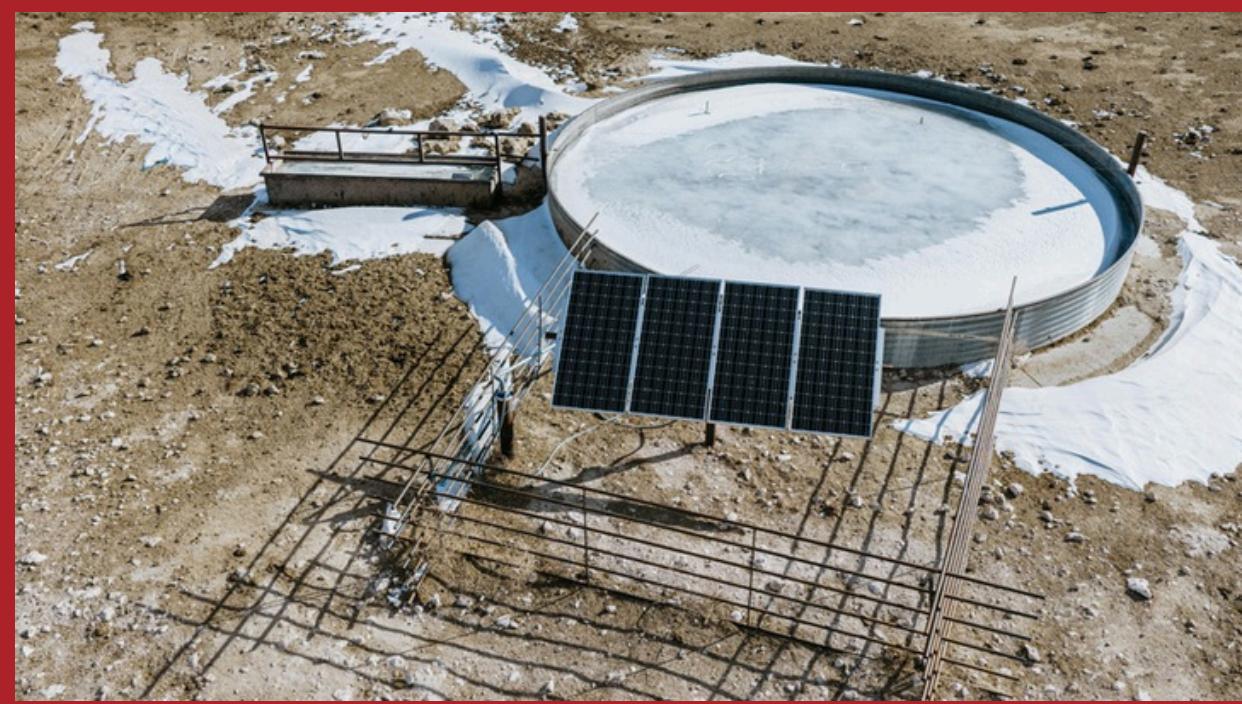


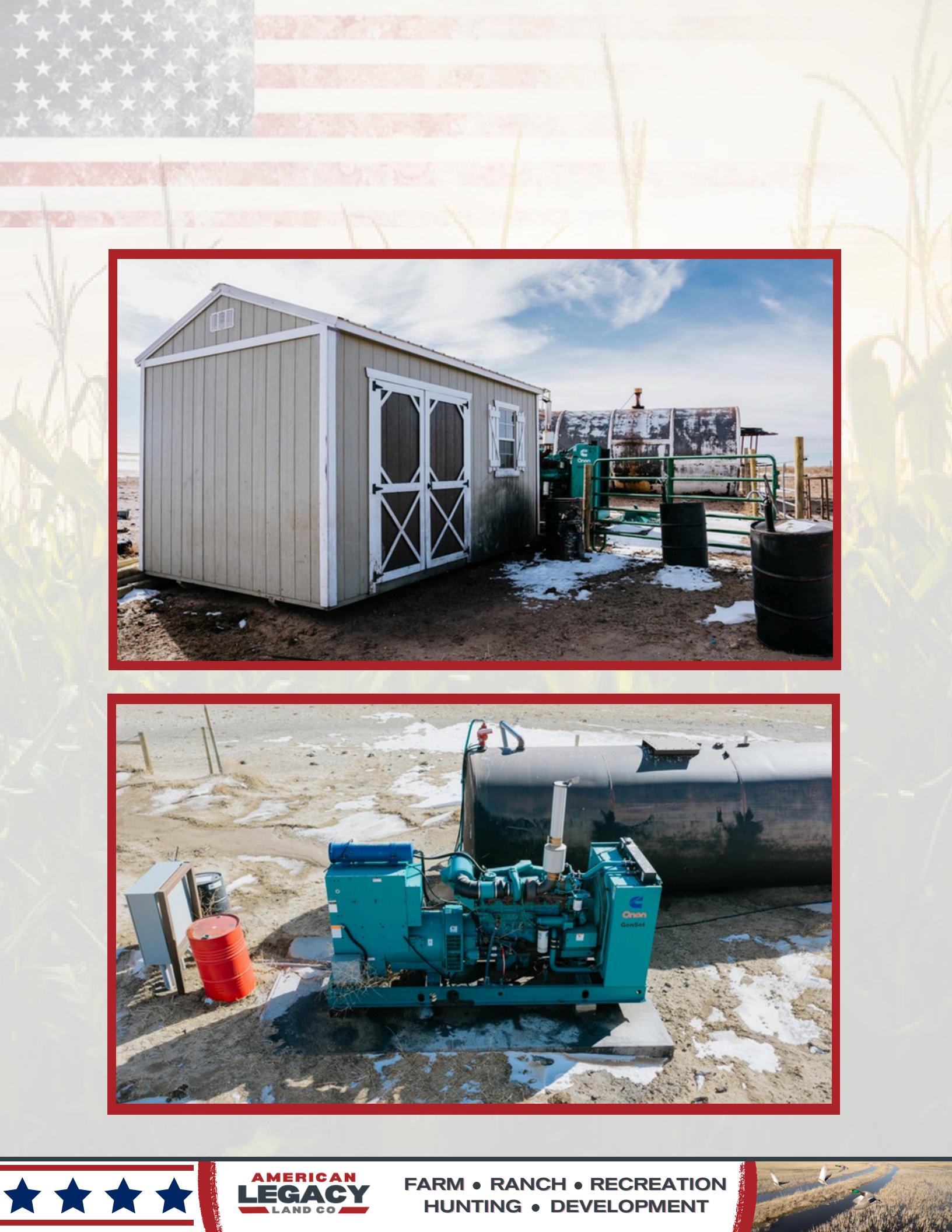
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Listing Agents:

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

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Nick Wells

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