



**AMERICAN
LEGACY
LAND CO**

FOR SALE

KJ RIVER RANCH

Bartley, NE

752 +/- Acres

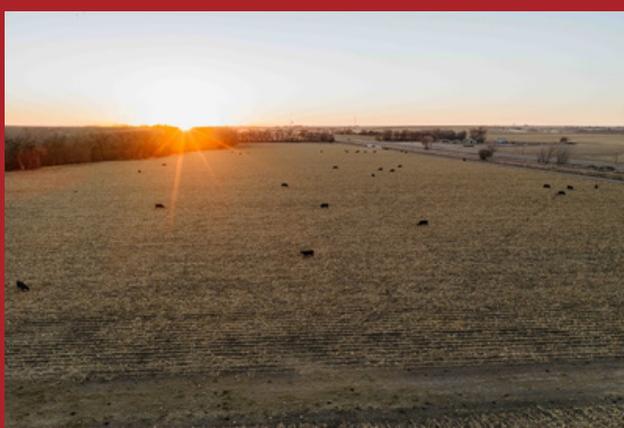
OFFERED AT:

\$3,850,000

ABOUT THIS PROPERTY:

Along the quiet bends of the Republican River, where towering cottonwoods shade river bottoms and the sound of moving water defines the landscape, lies one of Southwest Nebraska's most remarkable privately held ranch properties.

The KJ River Ranch, located in Red Willow County, represents nearly six decades of dedicated family stewardship. Carefully managed and meticulously cared for, this extraordinary 752± acre legacy property combines productive irrigated farmland, undisturbed river habitat, and an exceptionally scenic homesite into a rare offering seldom available on today's market.



More About this Property:

Properties of this caliber—where agricultural productivity, recreational opportunity, and natural beauty converge—are becoming increasingly difficult to find, particularly along the highly sought-after corridor of the Republican River.

A Landscape Defined by Water, Timber, and Productive Soil:

The KJ River Ranch stretches across a diverse landscape shaped by the Republican River. Productive bottomland soils support irrigated fields while expansive stands of mature cottonwood and hardwood timber create a secluded river corridor rich with wildlife habitat.

The property is thoughtfully configured into two primary parcels, each contributing distinct value and character to the overall ranch.

West Parcel:

The west parcel forms the agricultural and wildlife backbone of the ranch, offering a balanced blend of productive cropland and extensive timbered river bottom.

North of the River

- 62 Acres – Center Pivot Irrigation
- 60 Acres – Gravity Irrigation
- 42 Acres – Dryland Cropland
- 252 Acres – Mature Timber & River Bottom Habitat

Total: 416 Acres

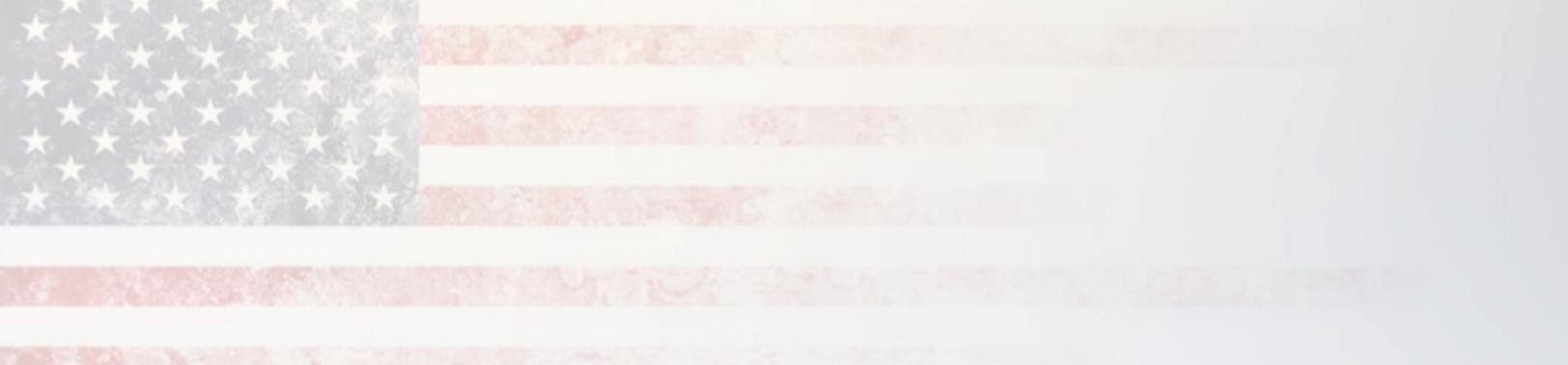
These acres feature river-bottom soils supported by irrigation from the Republican River basin. The surrounding timber and river corridor create a secluded environment that provides outstanding wildlife cover and travel corridors.

South of the River

- 44 Acres – Gravity Irrigated Cropland
- 49 Acres – Dryland Cropland
- 45 Acres – Timber & River Bottom

Total: 141 Acres

Together, the north and south portions of the west parcel provide a strong foundation of income-producing agricultural land complemented by premium recreational habitat.



East Parcel:

195± Acres | Homesite & Recreational Retreat

The east parcel serves as the lifestyle centerpiece of the ranch, anchored by a peaceful homesite overlooking a private sandpit lake, surrounded by numerous other fishing and swimming lakes, and overlooking the agricultural fields and untouched river bottom.

Homesite:

A rustic two-bedroom, three-bath home sits on approximately 19± acres, positioned to capture sweeping views across a secluded private sandpit lake framed by mature trees and natural river-bottom landscape. The setting offers exceptional privacy and tranquility—ideal for a full-time residence, hunting lodge, or weekend retreat.

East Parcel Land Composition

- 66 Acres – Center Pivot Irrigation
- 5 Acres – Dryland Cropland
- 91 Acres – Timber & Republican River Bottom
- 13 Acres – Grassland

The combination of productive farmland and natural habitat provides both income potential and year-round recreational enjoyment.

Exceptional Wildlife Habitat:

The KJ River Ranch lies within one of Southwest Nebraska's most desirable wildlife corridors. The extensive timber, riparian habitat, and agricultural food sources create an ideal environment for thriving populations of:

- Trophy Whitetail Deer
- Wild Turkey
- Waterfowl along the Republican River
- Upland Game

The diversity of cover, water, and forage makes this property particularly attractive for serious hunters and outdoor enthusiasts.



Agricultural Strength:

Beyond its recreational appeal, the ranch maintains a strong agricultural foundation with pivot irrigated, gravity irrigated, and dryland cropland supported by productive soils and reliable water resources.

The irrigated acres provide excellent potential for corn, soybeans, and forage production, complementing the overall balance of income generation and land stewardship.

A Generational Opportunity:

The KJ River Ranch is far more than simply a land purchase—it is a generational property where agricultural productivity, outdoor recreation, and natural beauty converge along one of Nebraska's most cherished river systems.

After nearly 60 years of continuous family ownership, this extraordinary ranch now presents a rare opportunity for a new owner to carry forward the tradition of stewardship and enjoy everything that life along the Republican River has to offer.

Opportunities to acquire a property of this size, diversity, and legacy along the Republican River are exceedingly rare.

KJ River Ranch stands ready to become the next great Nebraska legacy property.

Please give Nick Wells a call at 308-991-9544 or Bryan North at 308-325 2858 to schedule your private tour today.



Directions: From the McCook Airport travel east on Highway 6 & 34 for 12.5 miles to Road 398. Turn south across the railroad tracks and this is the western edge of the west parcel. To go to the east parcel return to the highway and travel two miles east to Road 400 and turn south across the railroad tracks. This is the western edge of the east parcel.

Legal Description:

Indianola Precinct 11 3 27 Pt Lot 2 Ne/4 Sw Nw/4 Sw Exc 1 A To Red Willow Co 19.21 Acres, Indianola Precinct 11 3 27 Lot 1 Sw/4 Sw & Se/4 Sw, Pt Lot 2 Ne/4 Sw Nw/4 Sw Exc 1 A to Red Willow County & Pt Nw/4 159.27 Acres, Indianola Precinct 14 3 27 Lot 1 Nw/4 Nw N Of Riv 17.2 Acres, Indianola Precinct 16 3 27 Lt 5 N/2 Nw N Of Riv N/2 Ne & Ne/4 Nw Lt 2 N Of Riv Se/4 Nw Lt 3 S Of Riv Sw/4 Ne Pt W/2 Se/4 Ne/4 N Of Can Pt Nw/4 Se N Of Can (minus the 36 which was surveyed off for Tim), Indianola Precinct 9 3 27 Pt Ne/4 S Of Rr, Lots 1, 2, 3, 4, 5, & 6, Pt Se/4 Nw Se/4 Sw/4 331.67 Acres Red Willow County, NE

Taxes: \$8790.00

FEATURES:

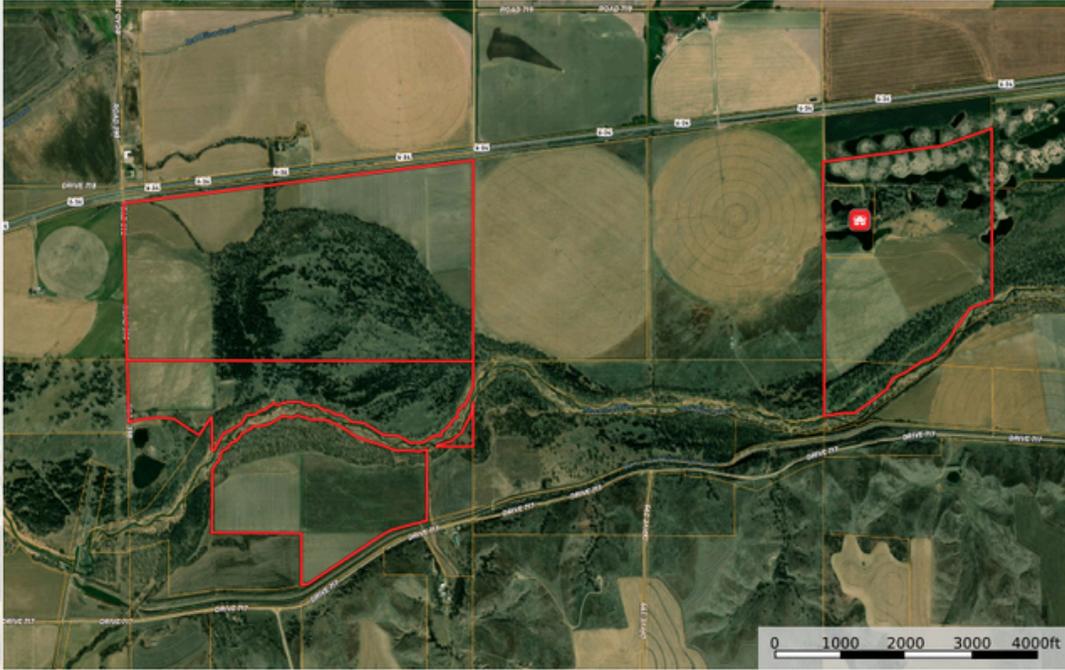
- 752± acre legacy river ranch
- Private homesite with sandpit lakes
- Premier wildlife habitat
- Diverse income-producing farmland
- Exceptional land diversity & recreational appeal



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Aerial and Location Maps:

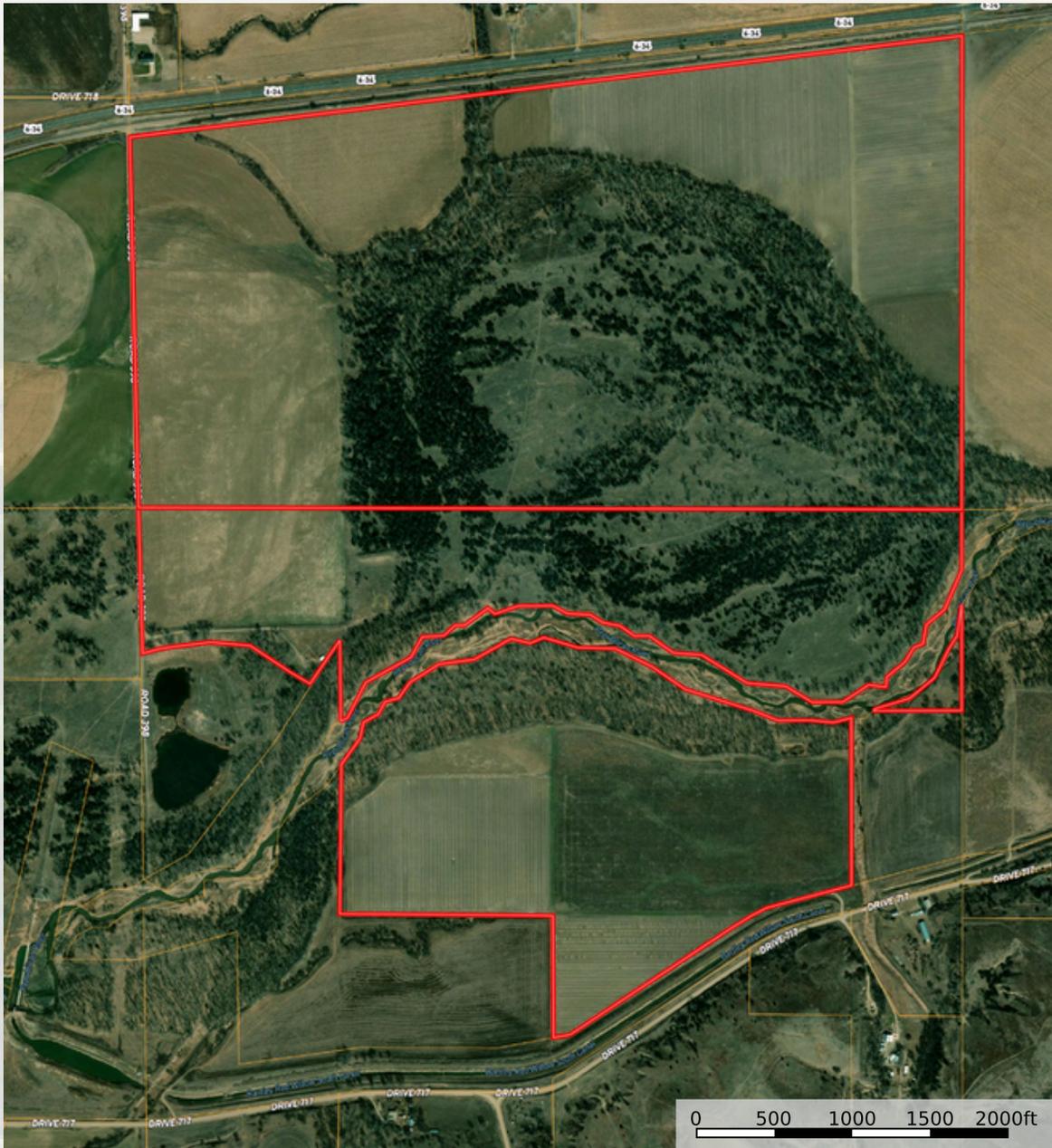




East Parcel:



West Parcel:



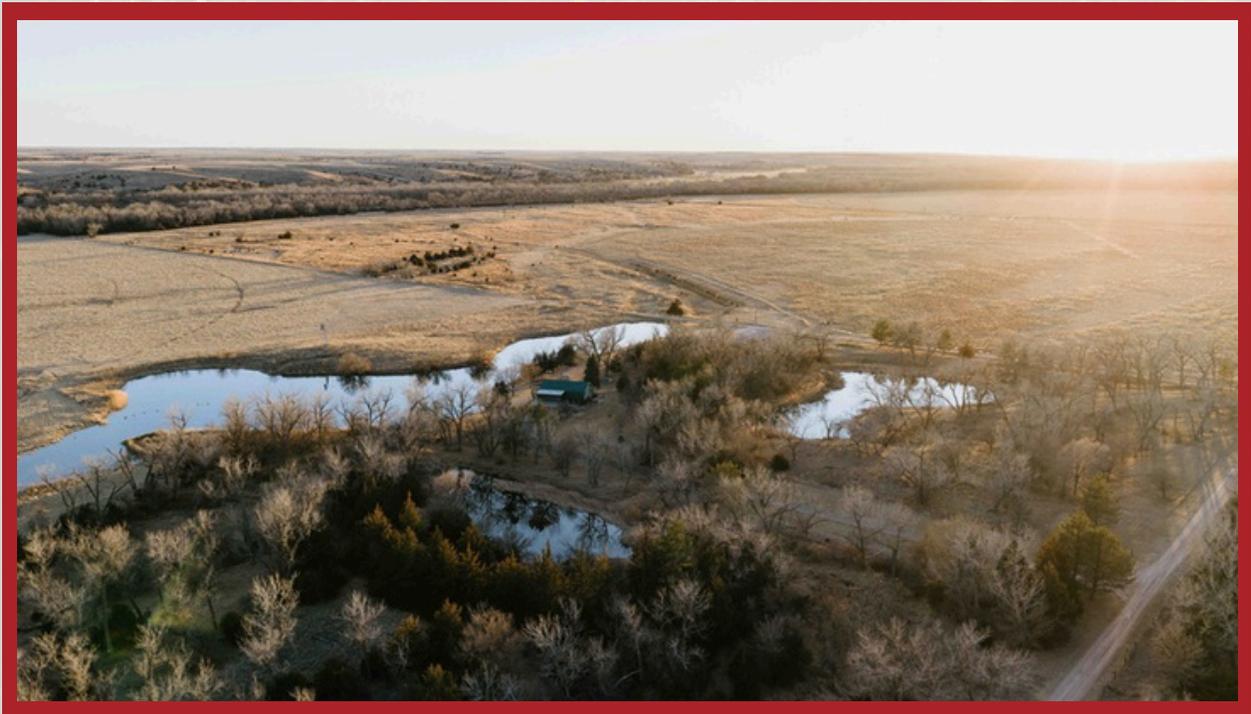


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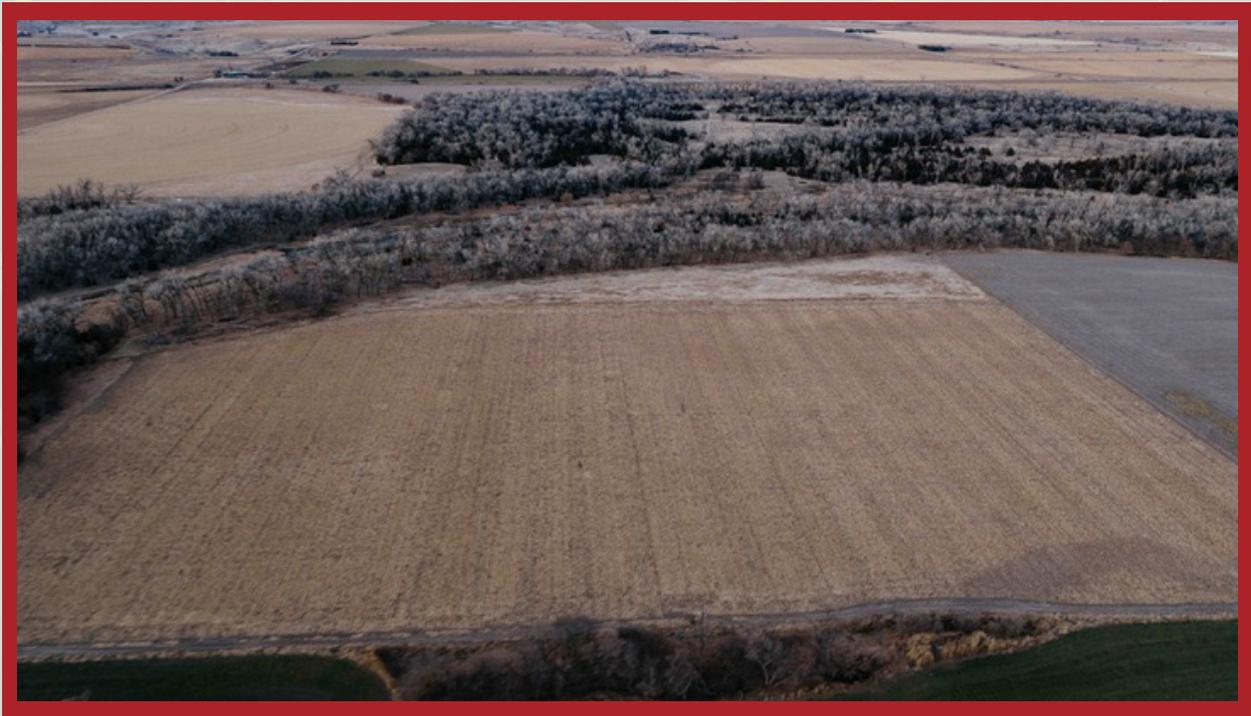
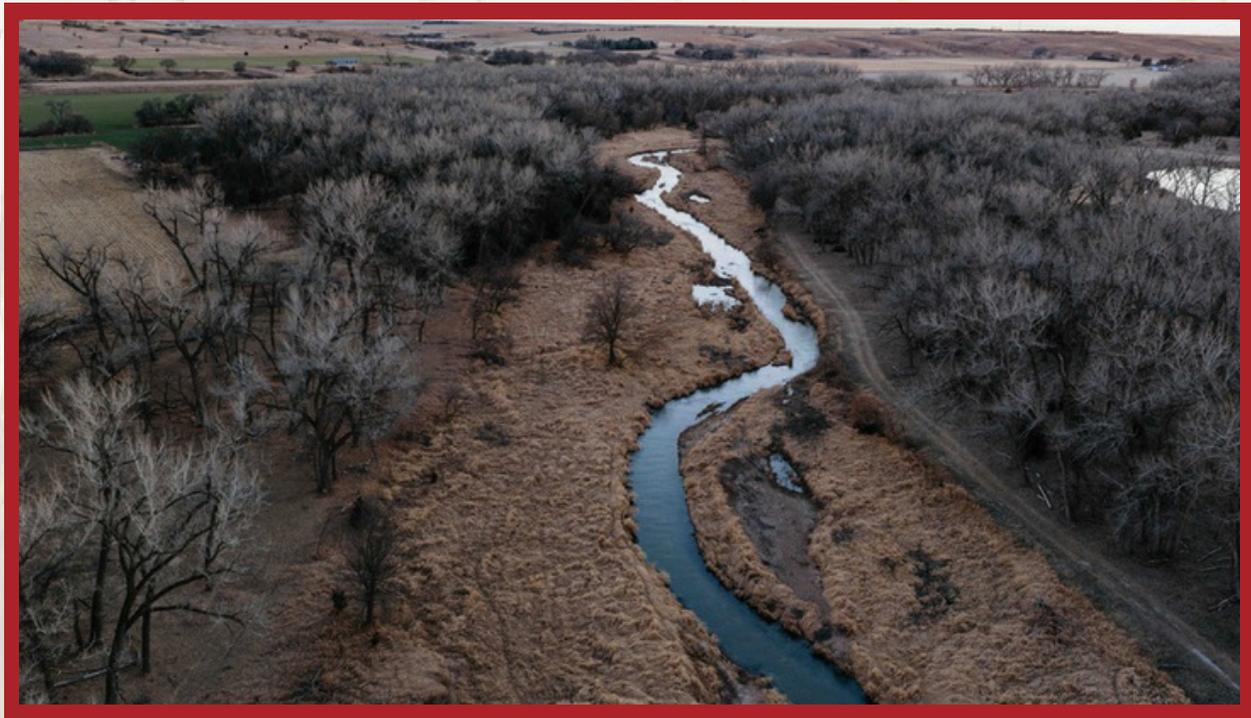
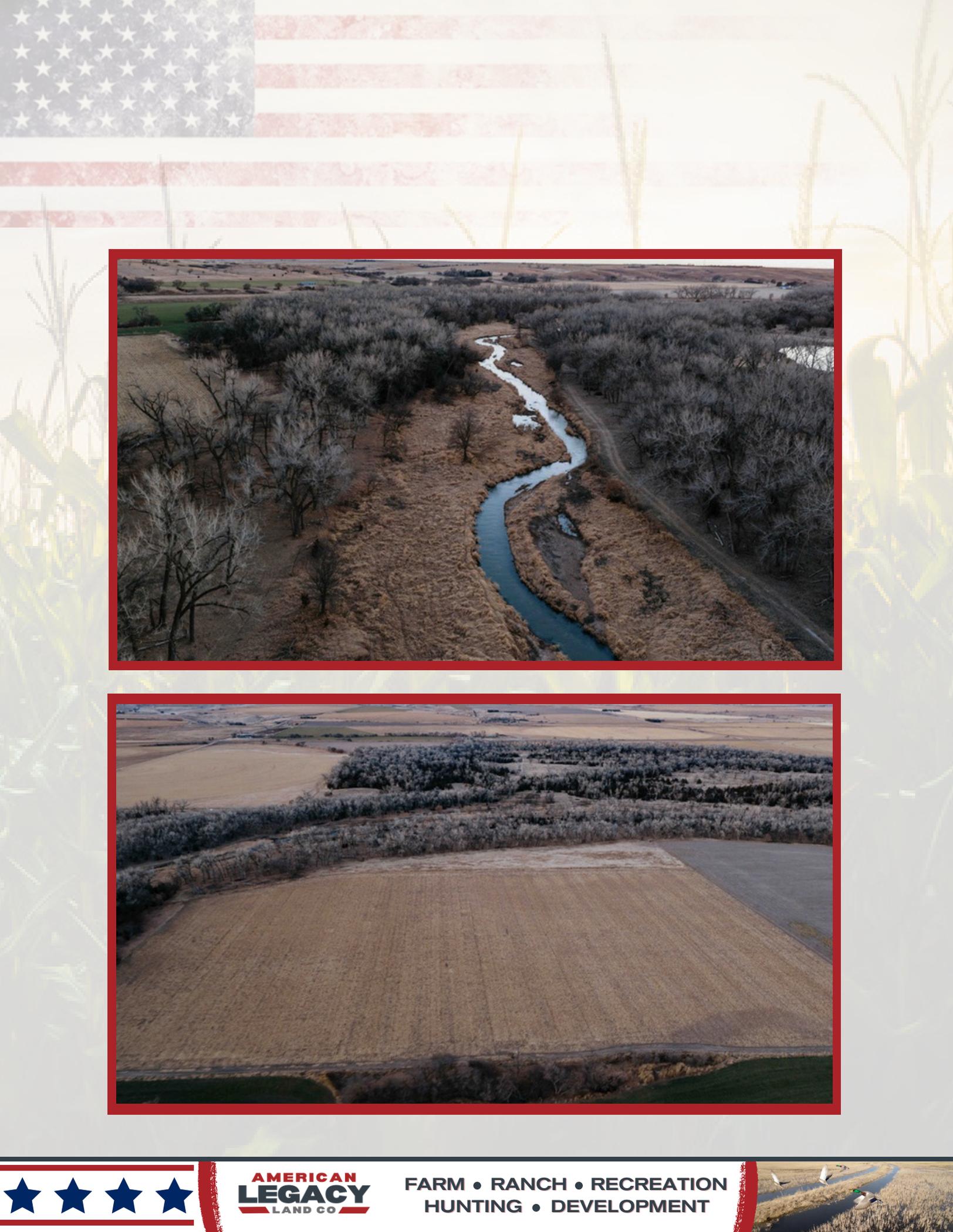
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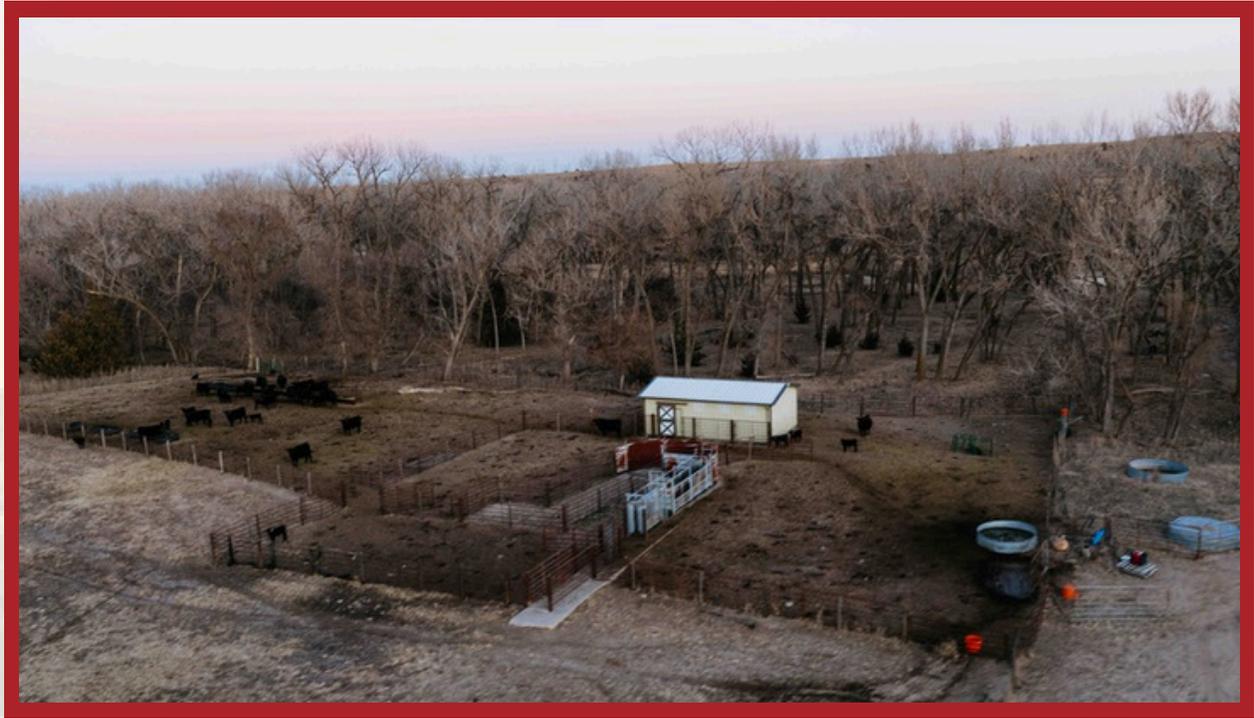
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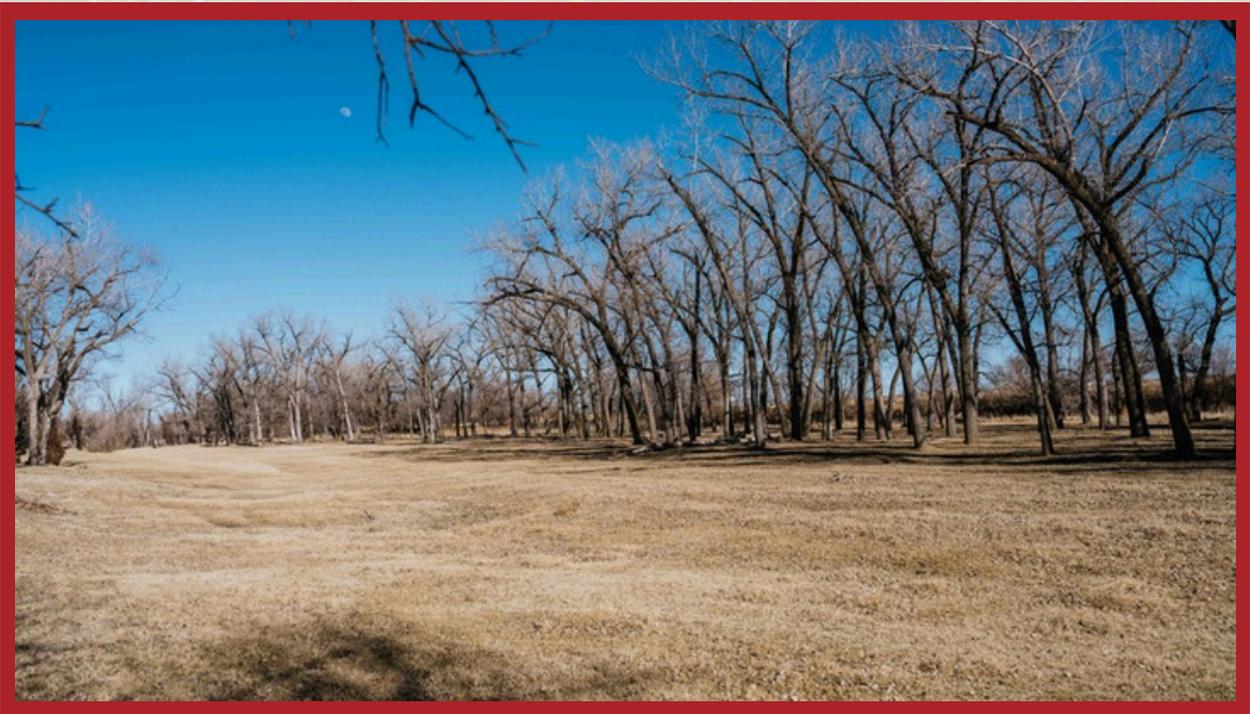


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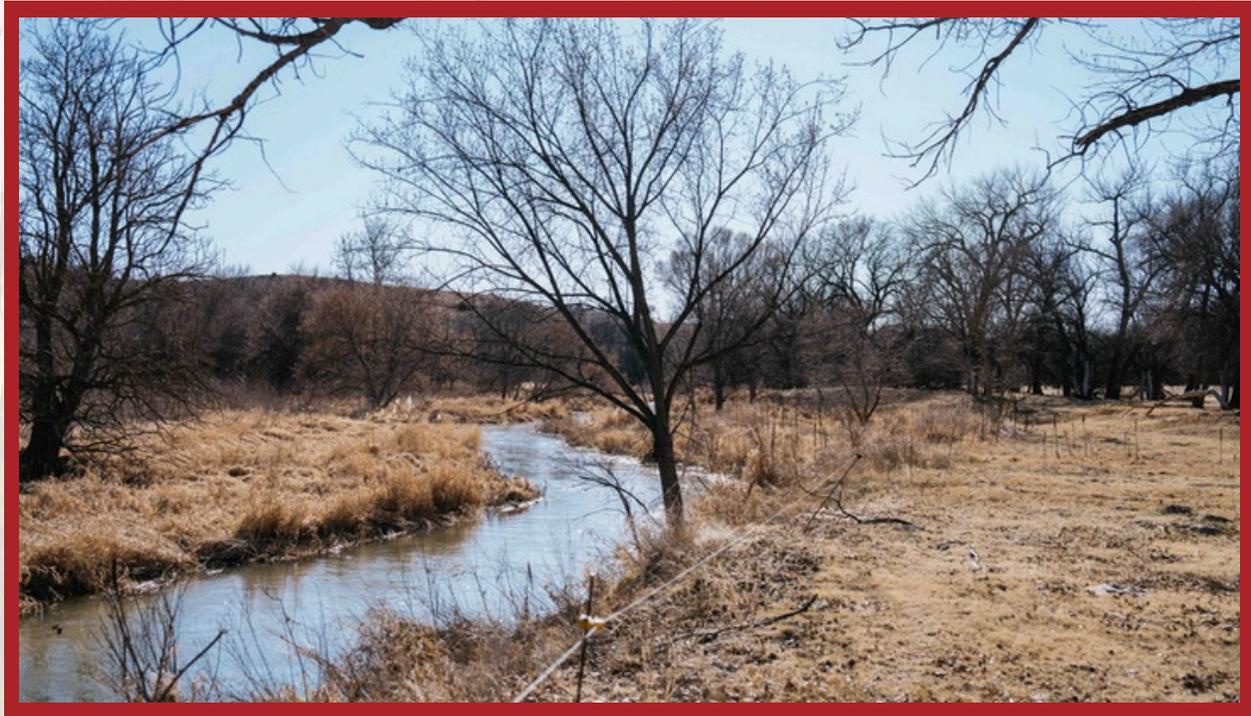
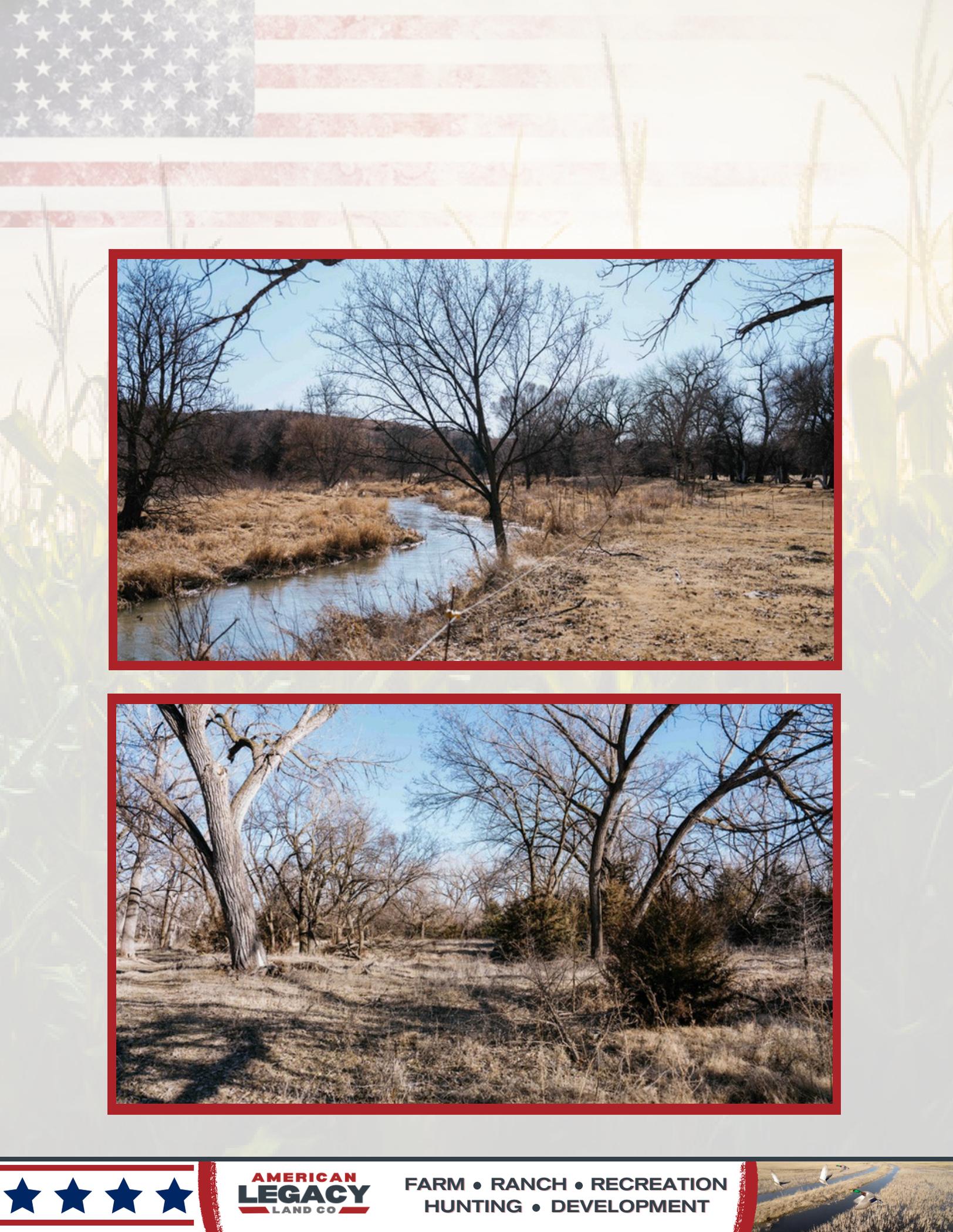
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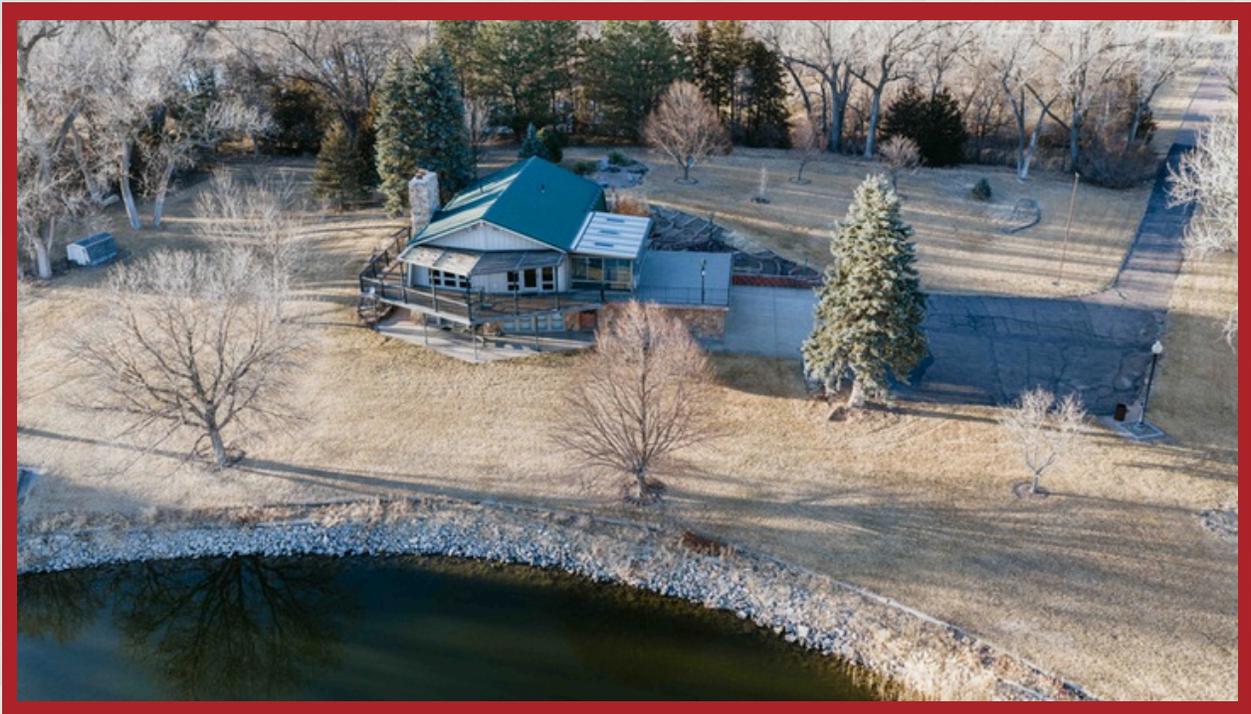
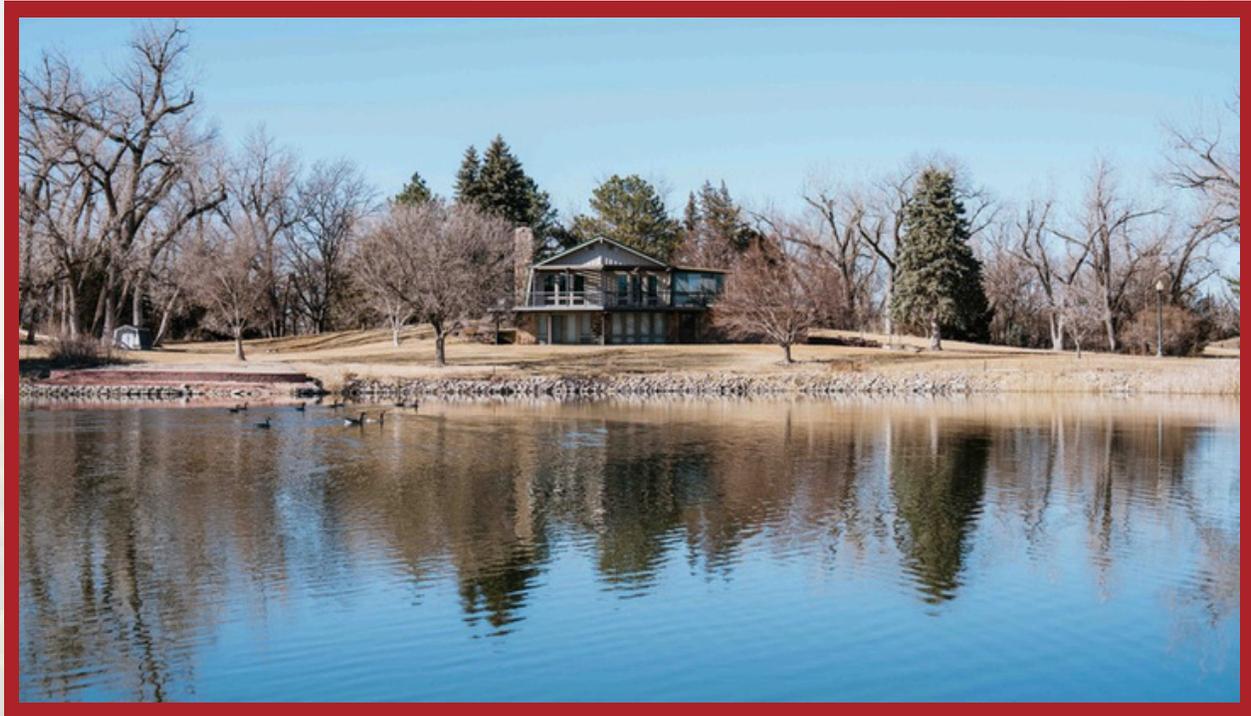


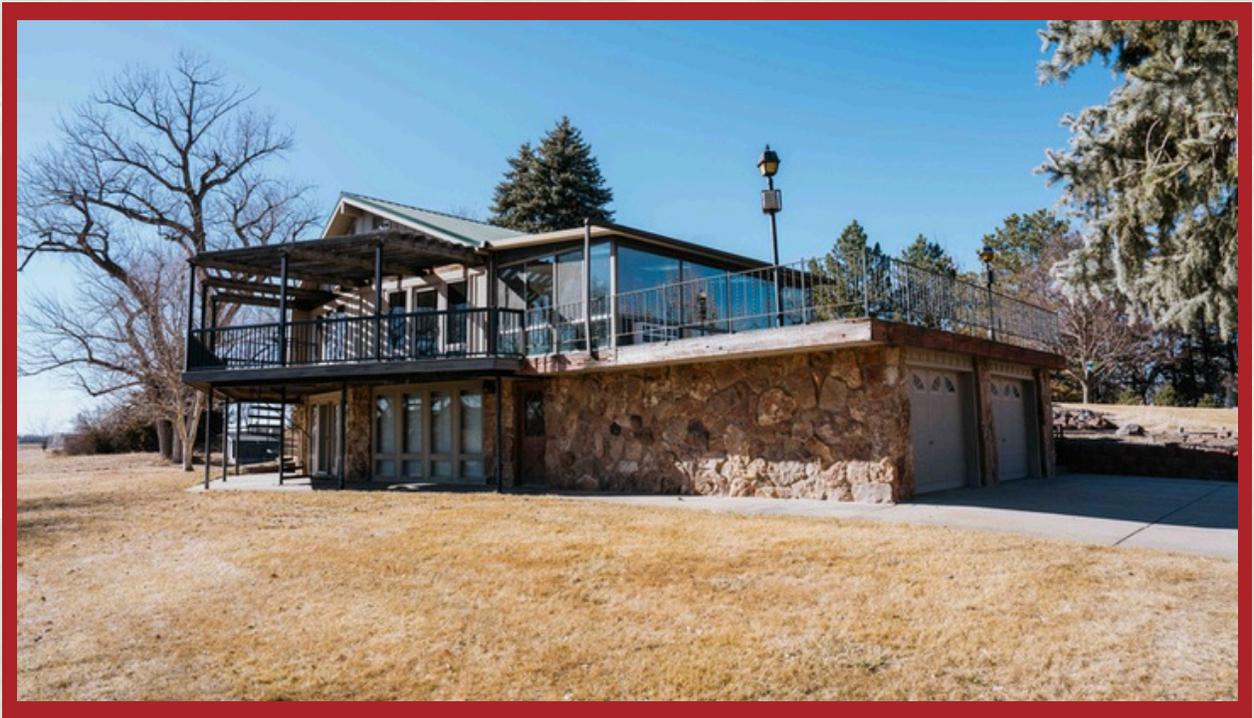
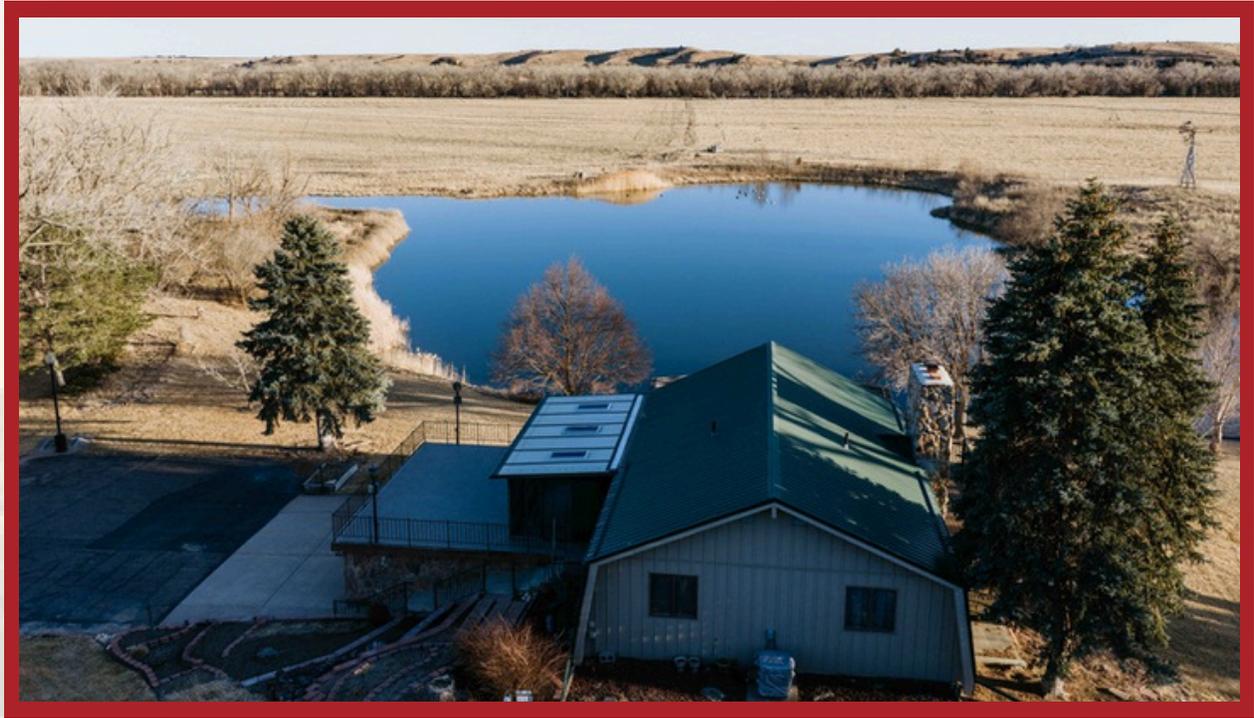
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Listing Agents:

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

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