



**AMERICAN
LEGACY
LAND CO**

FOR SALE

HIGHWAY 23 DRYLAND

Perkins County, NE

142 +/- Acres

OFFERED AT:

\$288,000

ABOUT THIS PROPERTY:

Located west of Grant, Nebraska, just East of Brandon on Highway 23 in Perkins County, you will find 142+/- acres of nice lying non-irrigated farm land. This farm is in a prime location, featuring well-maintained gravel roads and highway 23 access to the Brandon Elevator and town, as well as multiple other end-users. This farm will be a great addition to anyone's portfolio or farming operation. Give us a call for more information or to schedule your private tour of this productive, non-irrigated Nebraska Farm

Don't miss the opportunity to Grow your Legacy.

More About this Property:

LEGAL DESCRIPTION: 28 10 40 Nw1/4 142.81 Acres in Perkins County

Perkins County Parcel ID: 680040625

Taxes: \$1072.06

Income Potential - Cash rent: \$10,000.00

FEATURES:

- 142.08+/- total acres almost all Tillable
- Along Highway 23 and great county maintained gravel roads
- Great location close Grant and Brandon, Nebraska providing multiple end users to deliver grain.

Perkins Co

Nebraska



AMERICAN
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LAND CO

HELPING YOU BUY
AND SELL LAND



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LAND CO



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GROW YOUR
LEGACY





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1876	Woody loamy fine sand, 0 to 3 percent slopes	64.52	45.24	0	47	3e
1547	Dailey loamy sand, 0 to 3 percent slopes	34.17	23.96	0	29	4e
1895	Valent loamy sand, 0 to 3 percent slopes	20.33	14.26	0	20	6e
1590	Haxtun fine sandy loam, 0 to 3 percent slopes	9.05	6.35	0	47	2e
1896	Valent loamy sand, 3 to 9 percent slopes	8.28	5.81	0	19	6e
1743	Rosebud-Canyon loams, 6 to 12 percent slopes, eroded	3.93	2.76	0	26	4e
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	2.33	1.63	0	28	3e
TOTALS		142.6 1(*)	100%	-	36.32	3.81



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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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AMERICAN
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LAND CO

- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT



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
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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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