

# AMERICAN LEGACY LAND CO

## FOR SALE

### IRRIGATED FARM

Nance County, NE

**115 +/- Acres**

**OFFERED AT:**

**\$710,000**

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

Here lays a flat 115 +/- acres of irrigated farm land consisting predominantly of loamy sandy soil. The northwest pivot corner is dryland along with the northeast pivot corner. The remaining crop acres are irrigated with a 1979 8 tower Reinke pivot. Three submersible wells supply water for irrigation. The wells are combined into the 20hp 3 phase booster pump providing 700 gallons per minute into the pivot.

Don't miss the opportunity to Grow your Legacy and invest in a pivot irrigated farm.



## More About this Property:

Location: From Genoa, NE on Hwy 39 7 miles south to EE Road. Then turn right and travel 1 mile west. From Silver Creek, NE on Hwy 39 4 miles north to EE Road. Then turn left and travel 1 mile west.

Legal Description: Lots 3&4 OF NE ¼ & NW1/4 18-16-3 LESS 40.13 AC TRACT IN MW ¼ PRAIRIE CREEK 118 115 +/- acres in Nance County, NE

### Well and Irrigation Data:

#1 Well G-062327A, Drilled 6-22-77, 400gpm, 6in column, 66ft well depth

#2 Well G-062327B, Drilled 6-23-77, 400gpm, 6in column, 66ft well depth

#3 Well G-166574, Drilled 3-13-13

FSA Information: Corn - 108.84 Base Acres - 115 PLC Yield

Nance County Parcel ID: 1200014.00

2025 Taxes: \$3,722.70

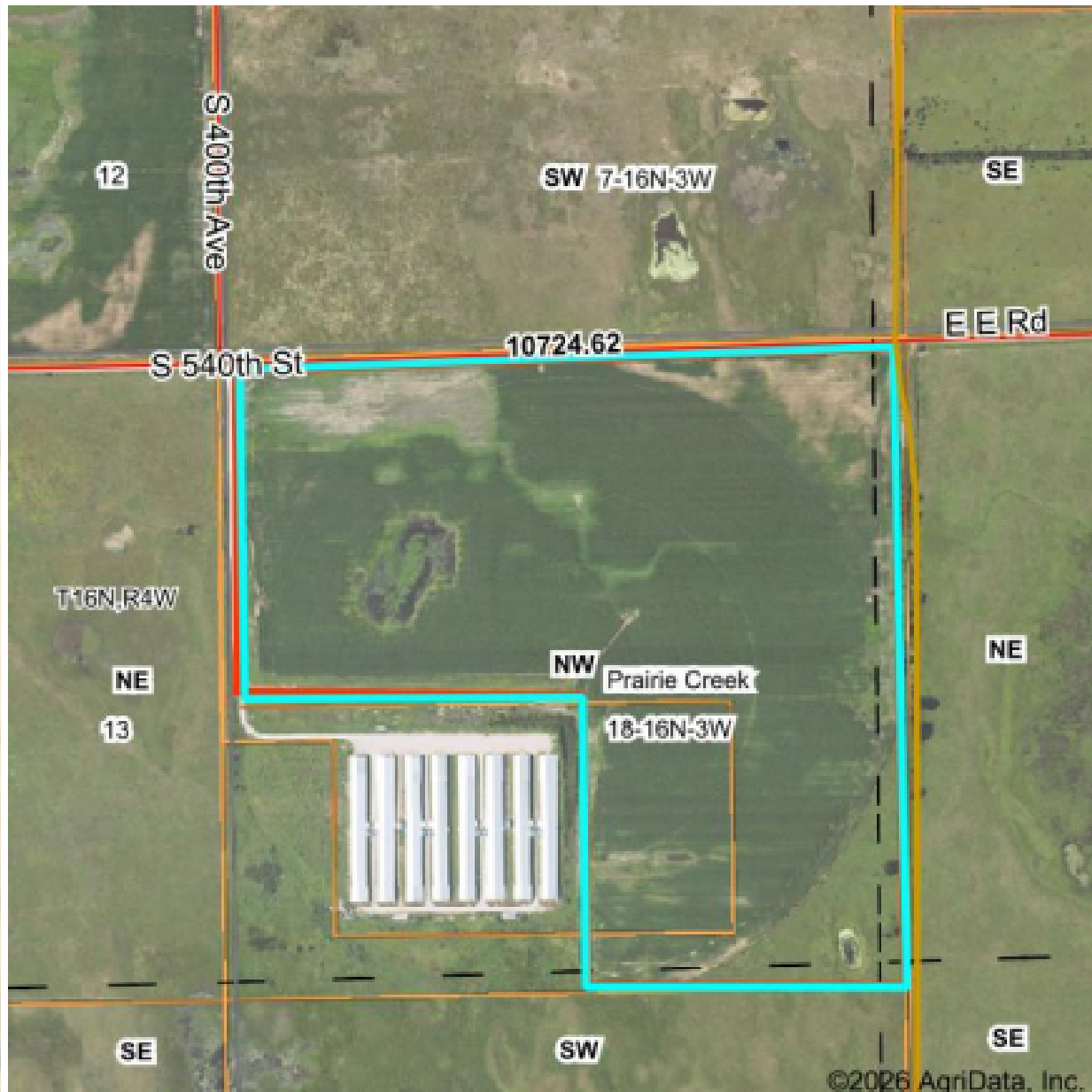
Income Potential: Cash rent \$34,500.00

Leased for 2026

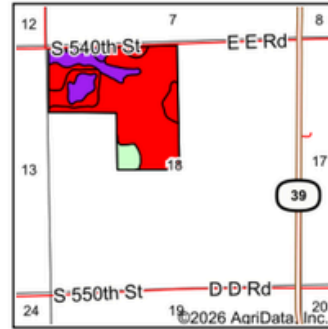
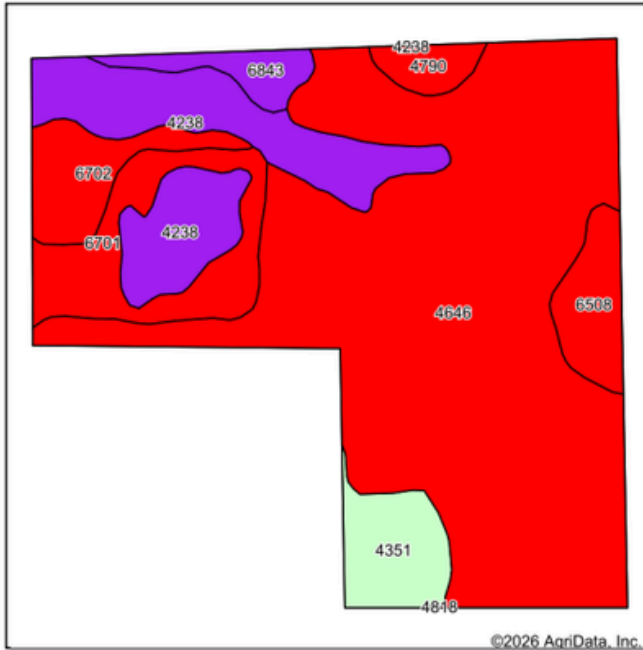
## FEATURES:

- 115 +/- acres
- 97.8 +/- certified irrigated acres
- 1979 Reinke 8 tower pivot
- 3 year old tower boxes
- 3 submersible wells and 20hp 3 phase booster pump
- Great location close to Hwy 39 to reach markets
- Central Platte NRD

**Aerial Map**



## Soils Map



State: **Nebraska**  
 County: **Nance**  
 Location: **18-16N-3W**  
 Township: **Prairie Creek**  
 Acres: **124.06**  
 Date: **3/16/2026**



Soils data provided by USDA and NRCS.

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Area Symbol: NE125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
4646	Ipaga loamy fine sand, 0 to 3 percent slopes	75.32	60.8%		IVe	IVe	3168	29	30	29	30	23
4238	Ord variant fine sandy loam, 0 to 1 percent slopes	17.65	14.2%		IIw	IIw	5247	51	53	43	53	46
6701	Thurman loamy fine sand, 1 to 3 percent slopes	9.67	7.8%		IIIe	IIIe	3267	35	39	39	38	31
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	5.91	4.8%		IVw	IVw	4688		47	47	37	28
6702	Thurman loamy fine sand, 1 to 3 percent slopes, eroded	5.74	4.6%		IIIe	IIIe	3267	35	37	37	35	28
6508	Blendon fine sandy loam, 0 to 2 percent slopes	4.71	3.8%		IIe	IIe	2295	44	52	41	49	52
6843	Ortello fine sandy loam, 1 to 3 percent slopes	2.91	2.3%		IIe	IIe	3300	53	54	47	54	46
4790	Valentine fine sand, 3 to 17 percent slopes, eroded	2.15	1.7%		Vie		2600	20	20	19	20	18
<b>Weighted Average</b>					<b>3.50</b>	<b>*-</b>	<b>3508.6</b>	<b>32.5</b>	<b>*n 36.3</b>	<b>*n 33.7</b>	<b>*n 35.6</b>	<b>*n 28.9</b>

\*n: The aggregation method is "Weighted Average using all components"

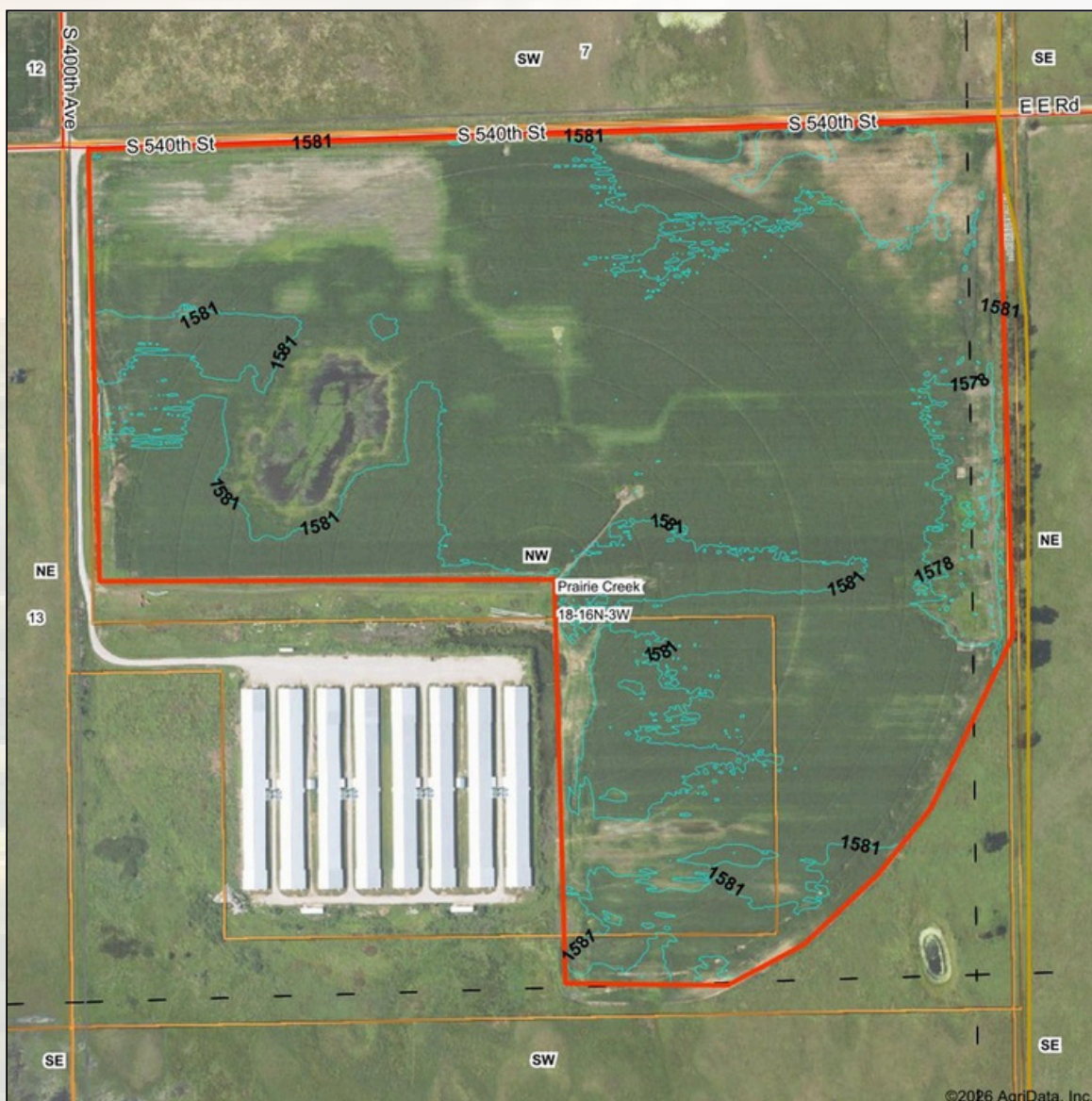
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.








### Topography Contours

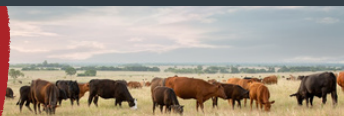


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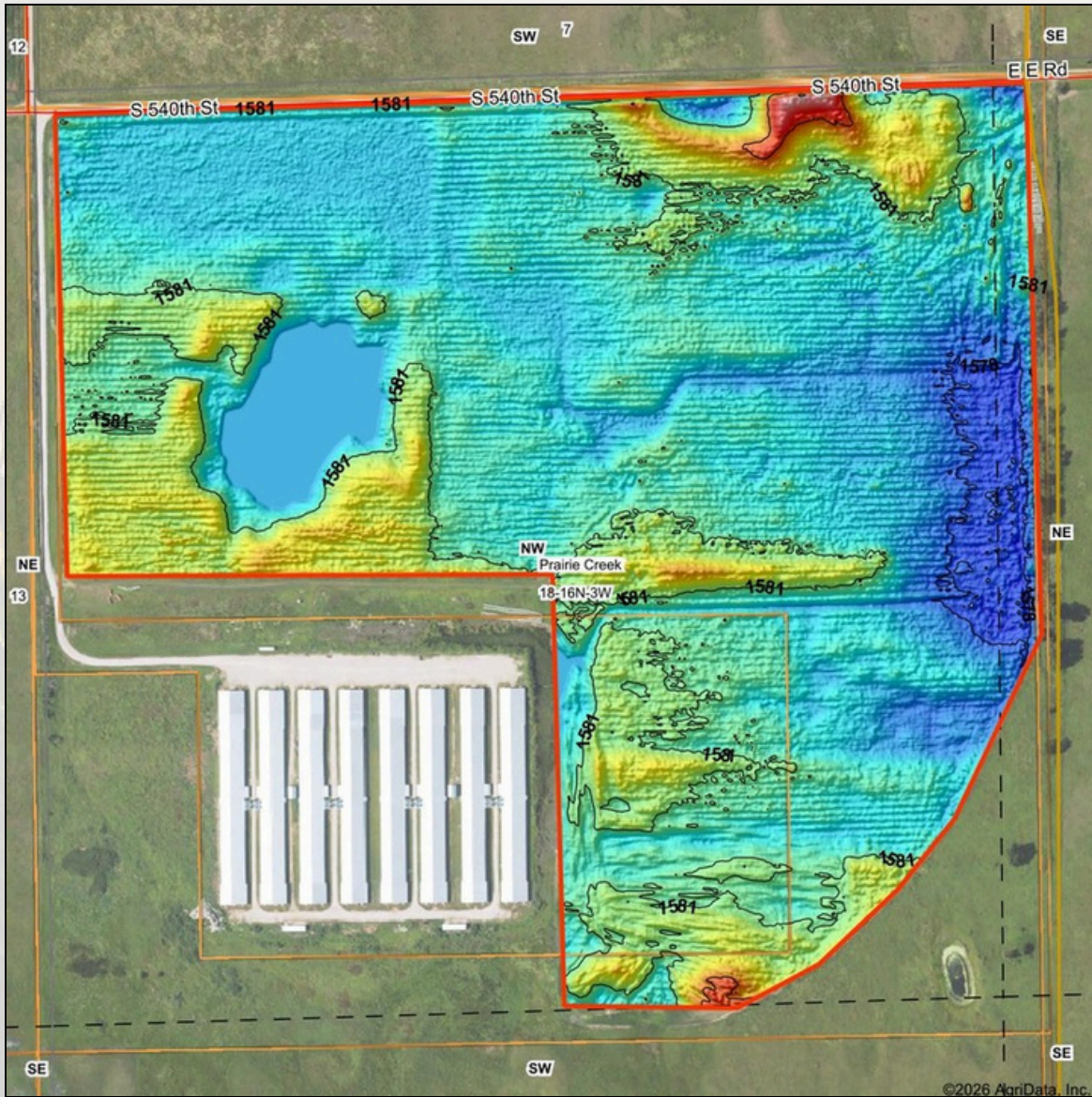
 <p>Maps Provided By:</p>  <p>© AgriData, Inc. 2025    www.AgriDataInc.com</p>	<p>Source: USGS 1 meter dem</p> <p>Interval(ft): 3.0</p> <p>Min: 1,577.3</p> <p>Max: 1,587.4</p> <p>Range: 10.1</p> <p>Average: 1,580.3</p> <p>Standard Deviation: 1.18 ft</p>	<p>0ft                      469ft                      938ft</p>  <p>18-16N-3W Nance County Nebraska</p> <p>4/13/2026</p> <p>Boundary Center: 41° 21' 45.71, -97° 42' 32.56</p>
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**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**



## Topography Hillshade



Low Elevation High

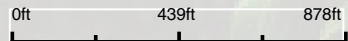


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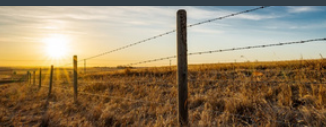
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4/13/2026

18-16N-3W  
 Nance County  
 Nebraska

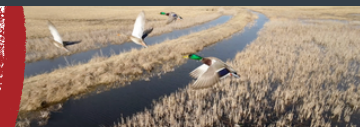
Boundary Center: 41° 21' 45.71, -97° 42' 32.56





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



# AMERICAN LEGACY LAND CO



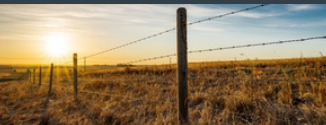


**AMERICAN  
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**HELPING YOU BUY  
AND SELL LAND**



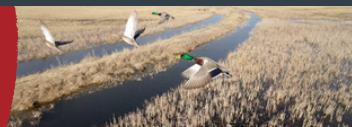
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HUNTING • DEVELOPMENT



**About the Agent:**

Born in Silver Creek, Nebraska, Chet Ziemba has been involved with agriculture since he was a young boy. Growing up on a family farm with livestock and row crop production, his early memories include chores before and after school as well as field work where he never hesitated to jump in the tractor. He attended Nebraska College of Technical Agriculture in Curtis, Nebraska, obtaining his associates degree in diversified agriculture. Upon graduation he returned home to Silver Creek to join the farming operation. His experience in farming and crop production is an asset for both buyers and sellers in land sales.



In his free time, Chet enjoys air boating Nebraska's waterways and Husker athletics, especially Husker football.

**CHET ZIEMBA**, LAND AGENT



**308-548-8845**



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