



AMERICAN LEGACY LAND CO

FOR SALE

LIVESTOCK PROPERTY

Buffalo County, NE

121.52 +/- Acres

OFFERED AT:

\$845,000

ABOUT THIS PROPERTY:

The DeBrie Farm, located in an area known as the Buckeye Valley, sits in a central location halfway between Gibbon and Kearney and just 13 miles south of Ravenna. This is an opportunity to own a highly productive and well-managed livestock property.

The farm offers premium warm and cool season grasses that were planted in 2015. Of that, 79.19 +/- acres are under irrigation with a low-hour 2013 T&L pivot, supported by a newer well installed in 2015. The remaining 42.33 +/- acres of dryland pasture provide excellent balance and flexibility to the operation.



More About this Property:

Designed with efficiency and livestock performance in mind, the property is fully fenced with new 5-wire perimeter fencing, with high-tensile cross fencing and three different paddocks for controlled grazing and rotational management.

Water access becomes easy, with a 20,000-gallon holding tank already in place to support livestock needs.

This farm has proven its productivity, consistently supporting approximately 65 cow/calf pairs while producing 120–150 round bales of grass hay annually. Well-maintained and ready for the upcoming grazing season, the DeBrie Farm is truly a livestock producer's dream. Properties like this one rarely come to market. This is where legacies begin.

Contact Dustin O'Hanlon or Nick Wells with American Legacy Land Company to schedule your private showing.

Directions: From Kearney, go north on Second Ave to 160th Rd. Turn east on 160th Rd. Then continue 7 miles. Turn north on Keystone Rd for 1/2 mile. The property is located on the west side of Keystone Rd.

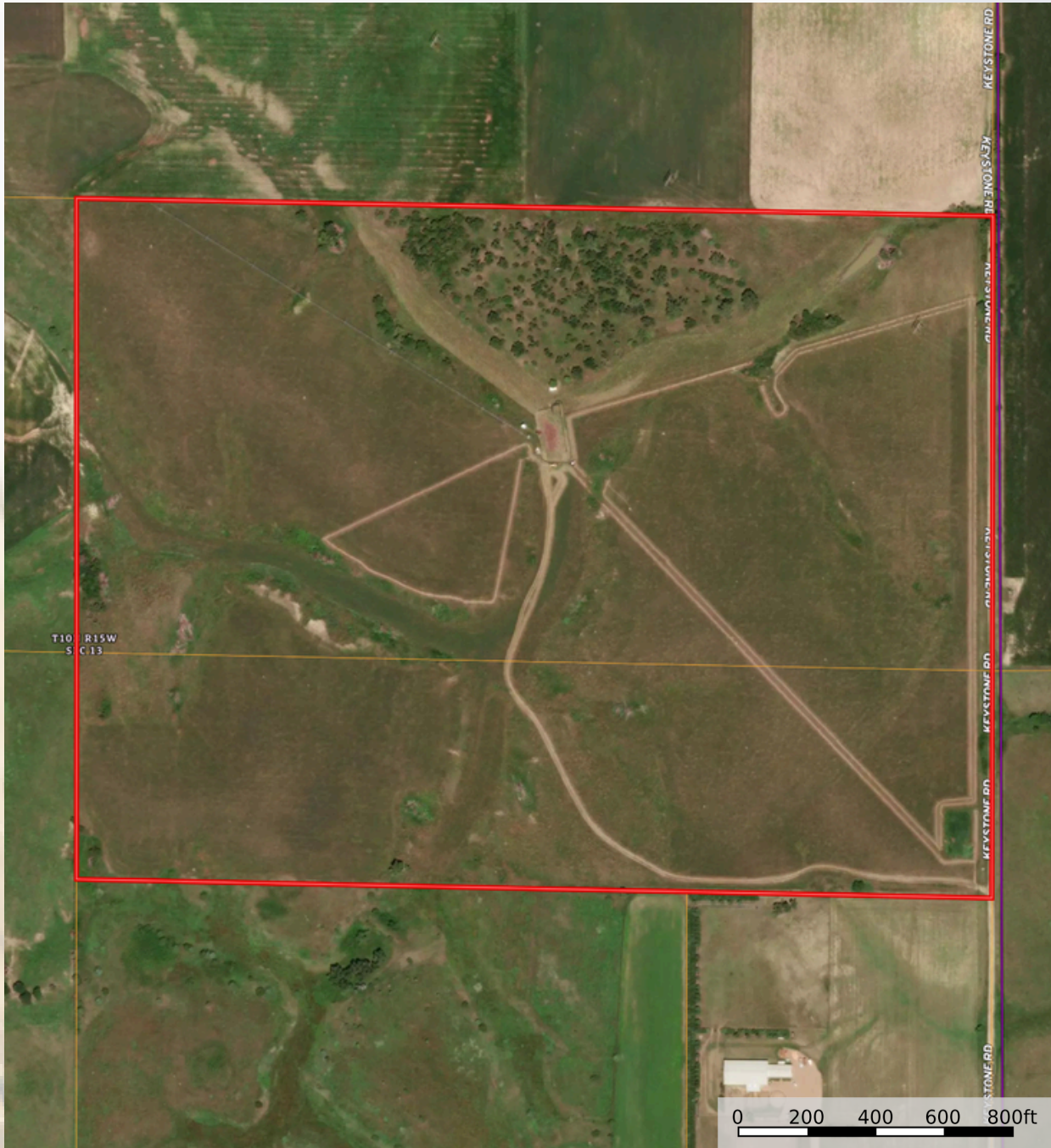
Legal Description: 13-10-15 S1/2 NE 1/4 13-10-15 N 1/2 N1/2 - SE 1/4 +-121.52 Acres Buffalo County, NE

Taxes: \$3959.36

FEATURES:

- 121.52 +/- acres
- 79.19 +/- acres under irrigation
- Established grasses
- Low hour T&L pivot
- 20,000 gal holding tank
- Comfortably support 65 cow/calf pairs

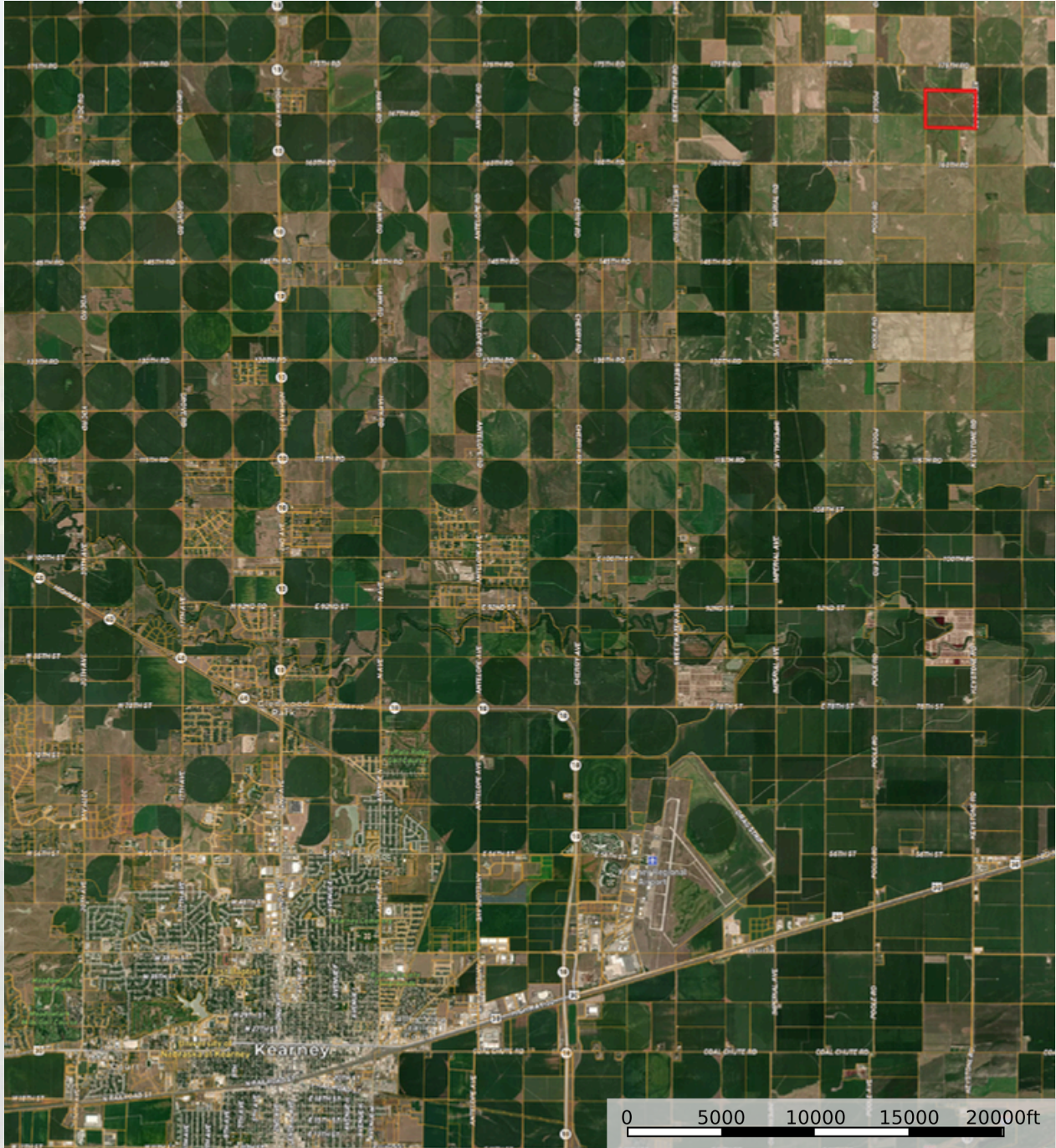
**BUFFALO COUNTY,
NEBRASKA**

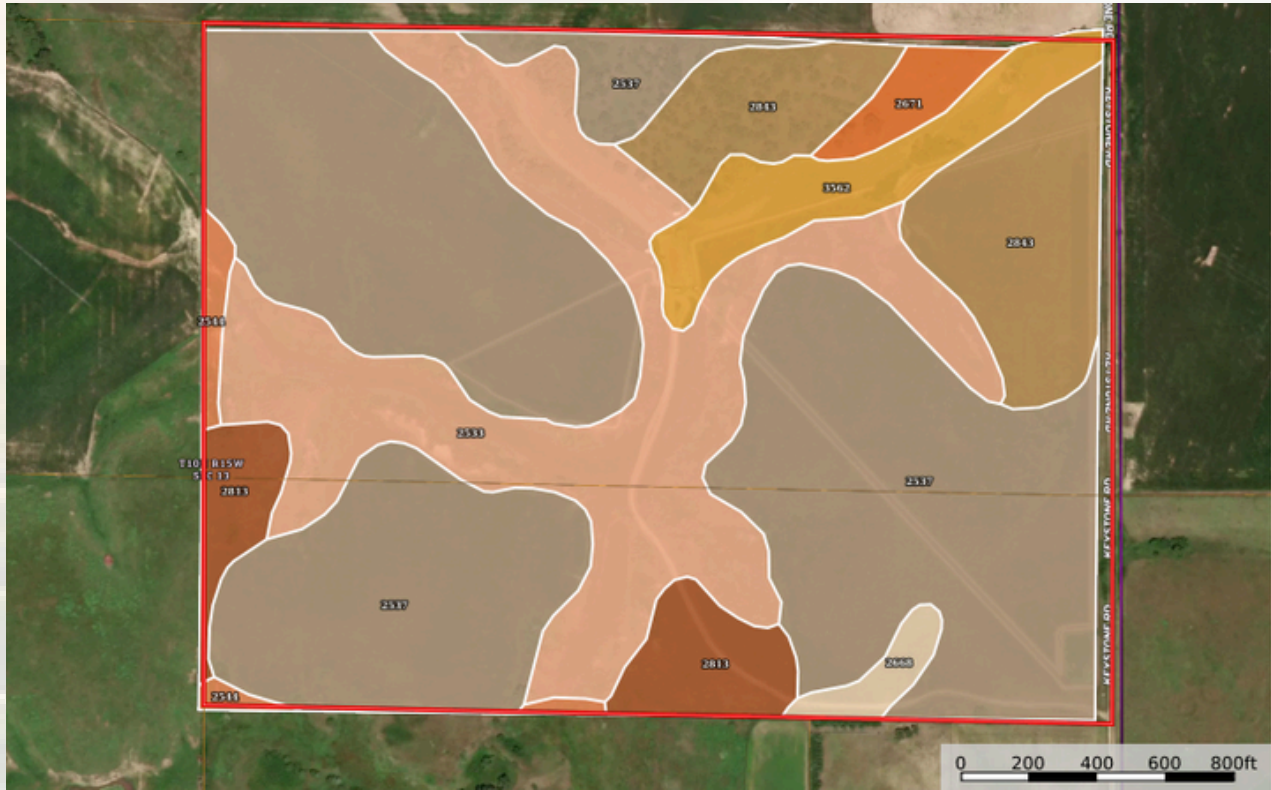


**HELPING YOU BUY
AND SELL LAND**



AMERICAN LEGACY LAND CO



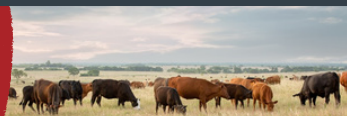


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2537	Coly silt loam, 6 to 11 percent slopes	62.41	52.14	0	64	4e
2533	Coly silt loam, 11 to 30 percent slopes	27.16	22.69	0	55	6e
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	13.32	11.13	0	63	4e
3562	Hobbs silt loam, occasionally flooded, cool	6.2	5.18	0	74	2w
2813	Uly and Holdrege silt loams, 6 to 11 percent slopes	5.91	4.94	0	71	4e
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	1.86	1.55	0	66	2e
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	1.53	1.28	0	55	6e
2668	Holdrege silt loam, 1 to 3 percent slopes	1.31	1.09	0	74	2e
TOTALS		119.7(*)	100%	-	62.74	4.32

(*) 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.



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



AMERICAN LEGACY LAND CO



AMERICAN
LEGACY
LAND CO

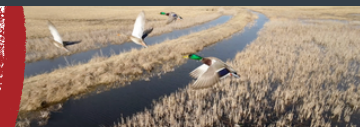
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT



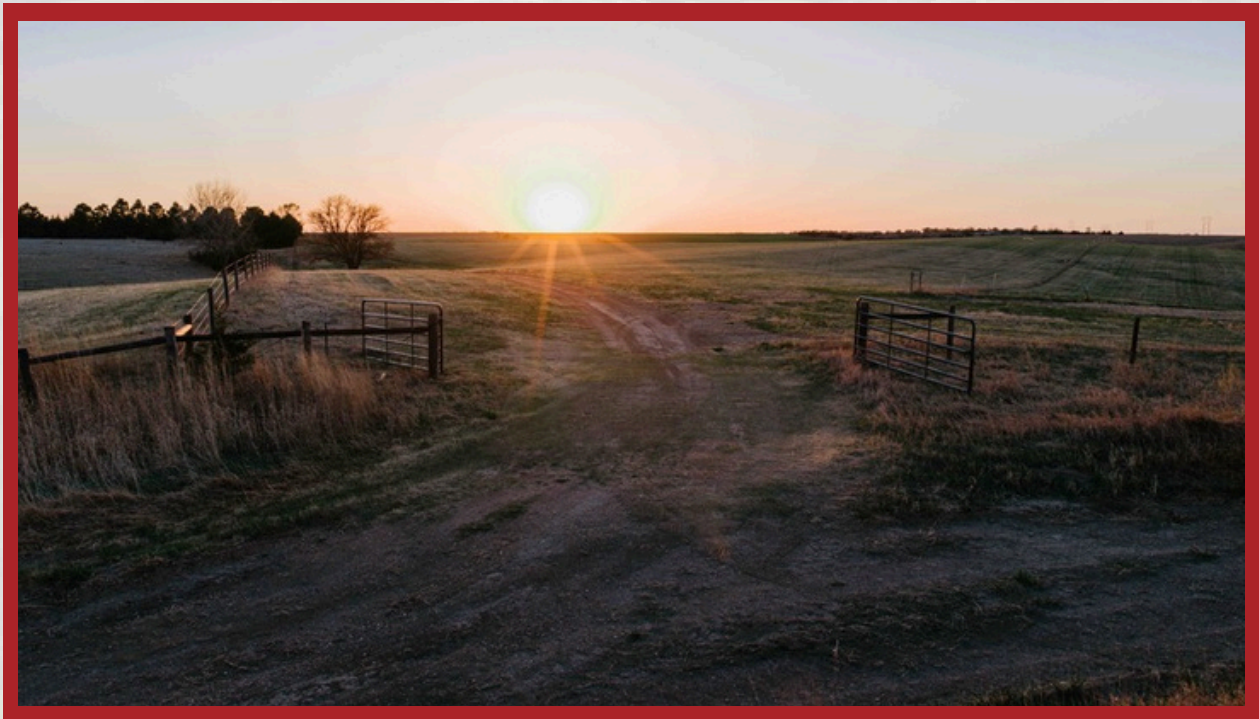


AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED



AMERICAN LEGACY LAND CO



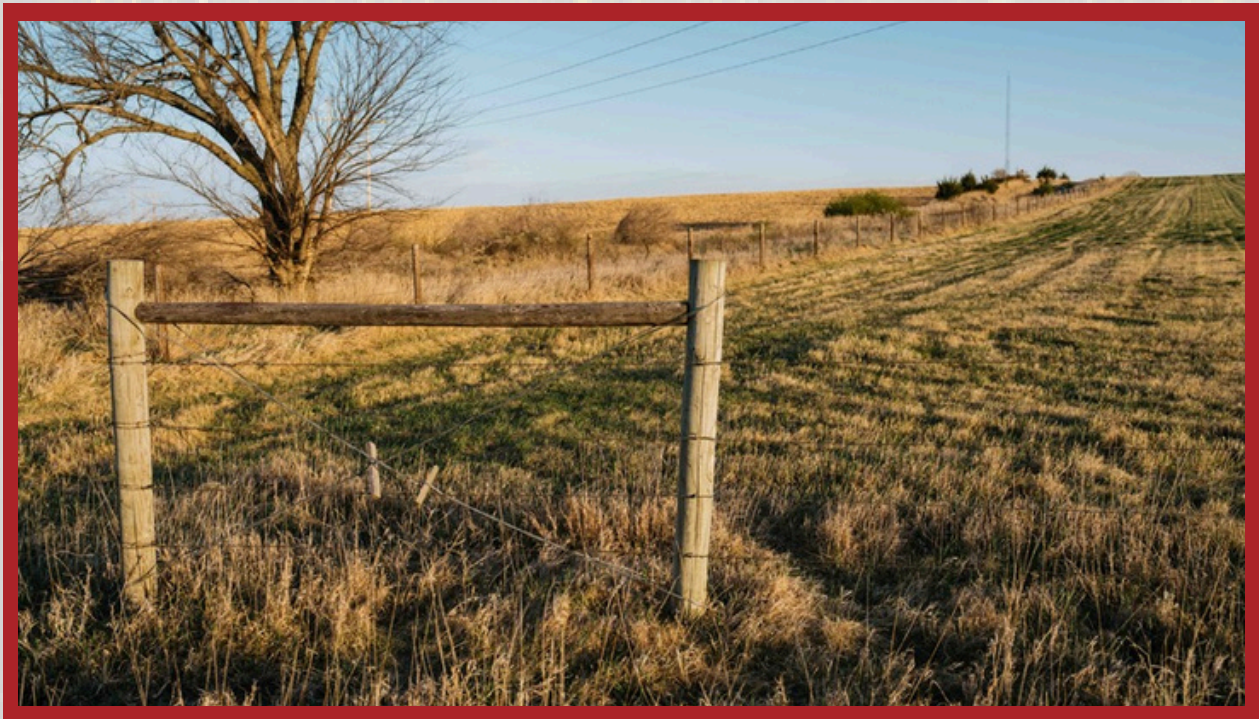


**AMERICAN
LEGACY**
LAND CO

**HELPING YOU BUY
AND SELL LAND**



AMERICAN LEGACY LAND CO



AMERICAN
LEGACY
LAND CO

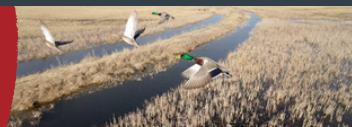
BUYING • SELLING
AUCTIONS





AMERICAN
LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Listing Agents:

Dustin O'Hanlon brings real-life ag experience and a strong understanding of farm ground to the American Legacy Land Company team. He's passionate about helping people buy and sell land with confidence, whether it's a family farm, an investment, or a piece of recreational ground. Known for being down-to-earth and easy to work with, Dustin focuses on building trust and making the process as smooth as possible.

He lives in central Nebraska with his wife and their busy trio of triplets, where they enjoy the rural lifestyle and staying connected to the ag community. Dustin's excited to be part of a team that shares his values and commitment to doing things the right way.



Dustin O'Hanlon

LAND AGENT
AMERICAN LEGACY LAND CO.
308-325-7987
Dustin@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