

AMERICAN LEGACY LAND CO

FOR SALE

TURNKEY 1283 ACRE IRRIGATED GRAZING RANCH

Bassett, NE

1283 +/- Acres

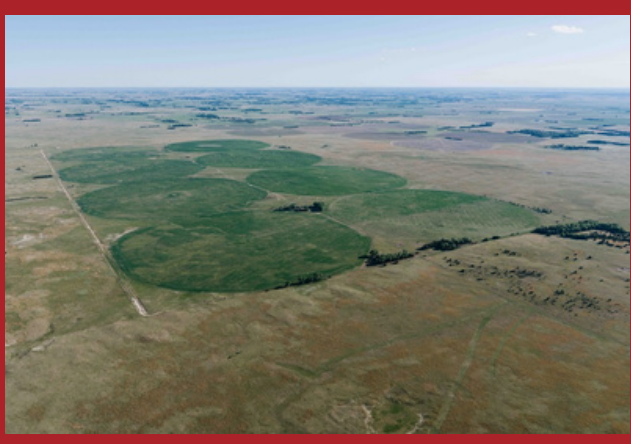
OFFERED AT:

\$7,950,000

ABOUT THIS PROPERTY:

Located in the heart of Nebraska's renowned cattle country, this premier 1,283± acre contiguous irrigated ranch represents a rare opportunity to own a highly improved, turnkey livestock operation designed for maximum efficiency, carrying capacity, and profitability.

No expense has been spared in developing this exceptional property. The ranch has undergone substantial infrastructure improvements, including new five-wire fencing with steel oil-pipe posts, extensive cross-fencing, multiple water developments, and a highly efficient irrigation system. Every improvement has been strategically implemented to support intensive rotational grazing and maximize forage utilization throughout the grazing season.



More About this Property:

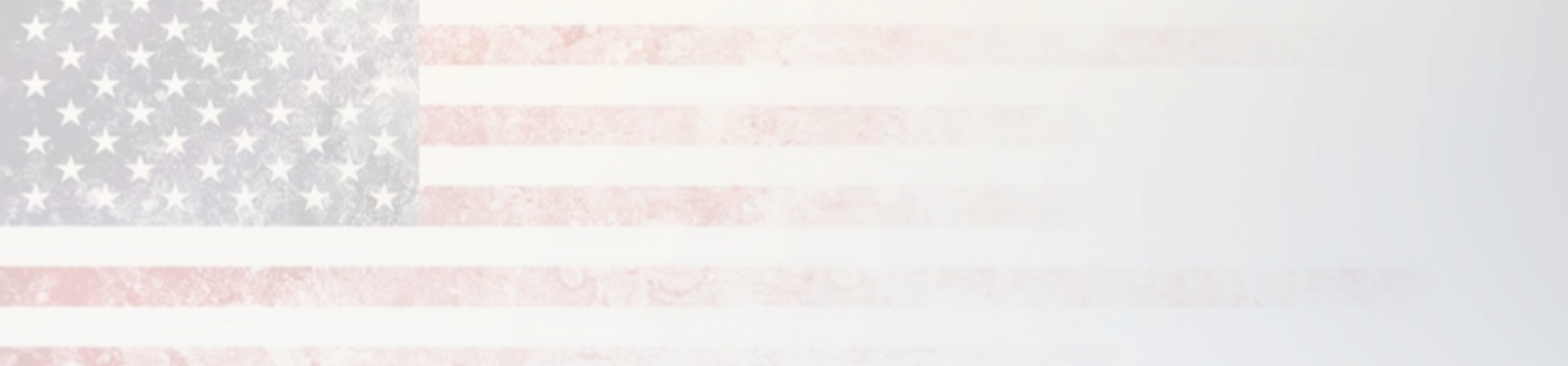
The foundation of this operation is its eight Valley Center Pivot irrigation systems supplied by electric wells, creating a dependable source of high-quality forage production.

Complementing the irrigation system are five newly installed 30-foot steel bottomless tanks and two additional submersible livestock wells, ensuring abundant water availability across the ranch. Each paddock has direct access to a water source, allowing livestock to be distributed evenly throughout the operation and supporting a rotational grazing program capable of handling approximately 2,000 head of cattle.

The ranch's extensive cross-fencing and water infrastructure provide operators with the flexibility to implement high-intensity grazing management practices that can significantly increase carrying capacity and improve forage utilization, thereby enhancing overall ranch profitability. The irrigated acres are currently planted to a high-performance blend of oats and barley, providing abundant, nutrient-rich forage designed to promote exceptional daily gains and efficient weight production.

Beyond its grazing capabilities, the ranch offers excellent protection and wintering potential. A mature tree shelterbelt along the northern boundary provides valuable protection from Nebraska's harsh winter winds, making this property well-suited for backgrounding, winter grazing, calving operations, or year-round cattle production.

Properties of this caliber rarely come to market. Combining extensive irrigation, abundant water resources, modern fencing infrastructure, and proven livestock production capabilities, this Rock County ranch is a true investment in operational efficiency and long-term profitability.



If your operation demands productivity, efficiency, and scale, this outstanding Rock County ranch deserves your attention. Opportunities to acquire a fully developed irrigated grazing operation of this quality are exceptionally rare.

Please give Nick Wells a call at 308-991-9544 or Bryan North at 308-325-2858 for more information or to schedule your private tour of the ranch.

Directions: From Bassett, go north on Hwy 7 four miles. Then turn east on 885th Rd. and go 4 miles. The property will be on the north side of the road.

Legal Description:

Section 8-31-18 ALL 640 AC Rock County, NE

Section 17-31-18 ALL 640 AC Rock County, NE

2025 Taxes: Total – \$19,050.42

FEATURES:

- **1,283± contiguous acres**
- **Eight Valley Center Pivot irrigation systems**
- **Electric irrigation wells**
- **New five-wire fencing with steel oil-pipe posts**
- **Extensive cross-fencing for rotational grazing**
- **Five new 30-foot steel bottomless livestock tanks**
- **Two new submersible livestock wells**
- **Designed to support approximately 2,000 head of cattle**

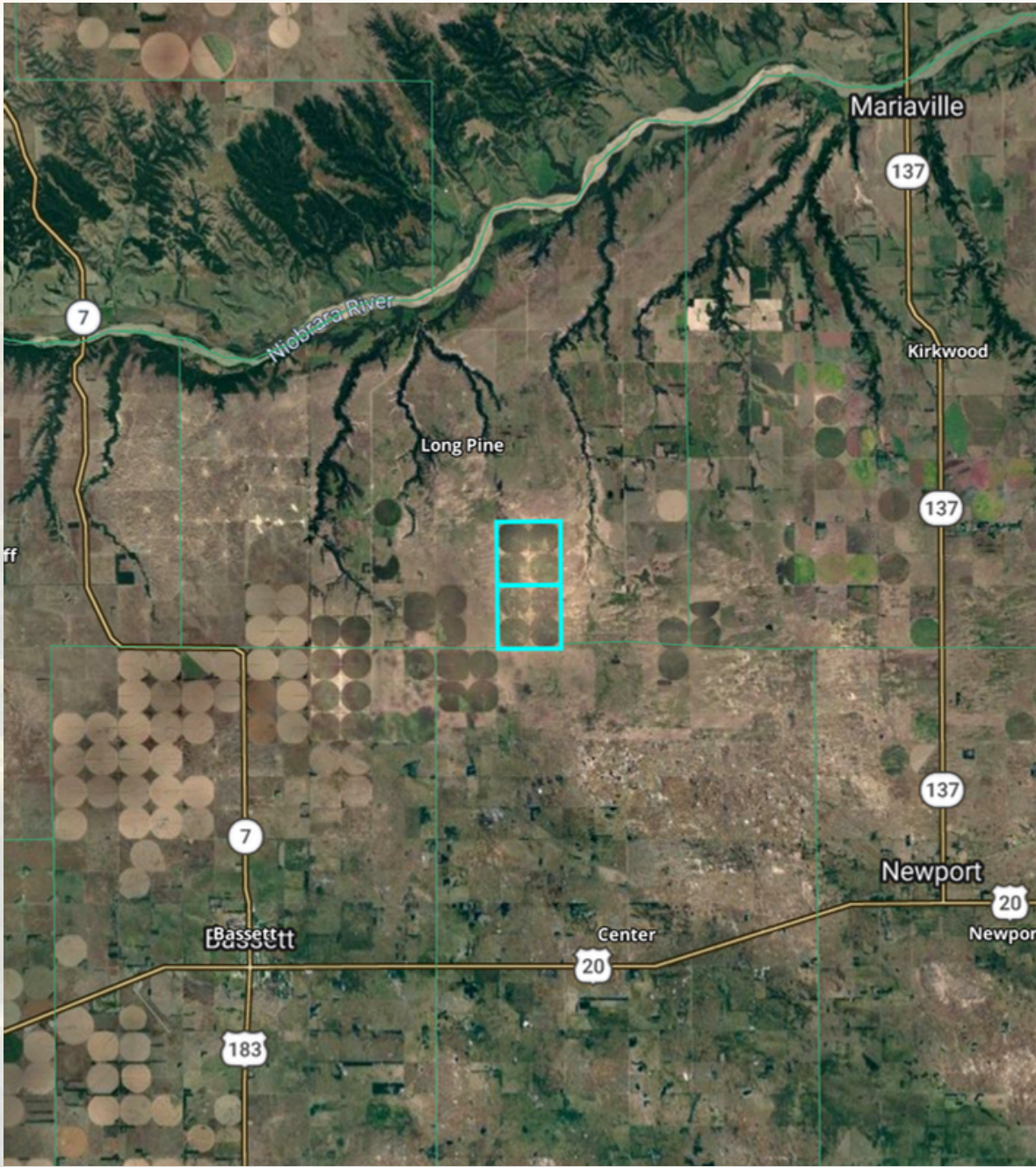


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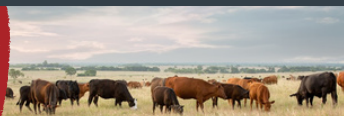
**ROCK COUNTY,
NEBRASKA**



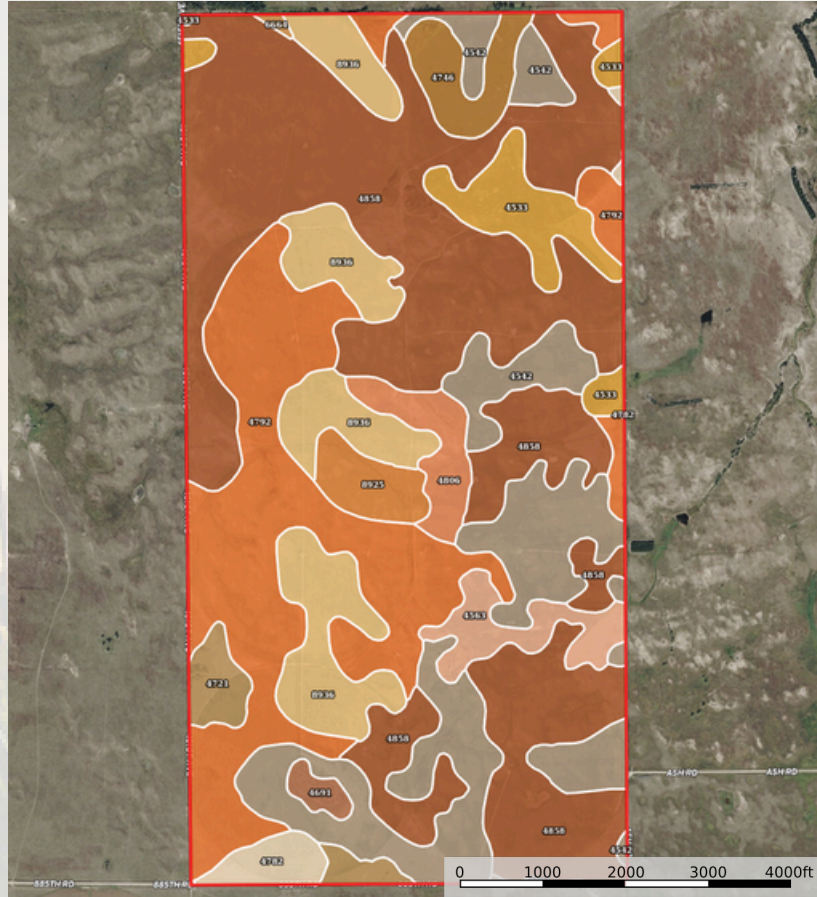


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	494.36	38.66	0	29	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	253.01	19.79	0	31	6e
4542	Els-lpage complex, 0 to 3 percent slopes	194.22	15.19	0	26	6w
8936	Simeon-Meadin complex, 0 to 9 percent slopes	9	9.85	0	30	6s
4533	Els loamy sand, 0 to 3 percent slopes	50.12	3.92	0	30	4w
4563	Els-Tryon complex, 0 to 3 percent slopes	31.08	2.43	21	27	4w
4746	Tryon loamy fine sand, 0 to 3 percent slopes	28.96	2.26	0	23	5w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	27.36	2.14	0	25	6e
4721	Pivot loamy sand, 0 to 3 percent slopes	24.47	1.91	0	33	4e
8925	Simeon loamy sand, 0 to 3 percent slopes	22.88	1.79	0	25	6s
4782	Valentine fine sand, 0 to 3 percent slopes, moist	17.41	1.36	0	31	6e
4691	Marlake mucky peat	7.35	0.57	6	2	8w
6664	Brunswick-Longpine loamy sands, 3 to 11 percent slopes	1.42	0.11	0	28	4e
TOTALS		1278.63(*)	100%	0.54	28.68	5.82

(*) 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.



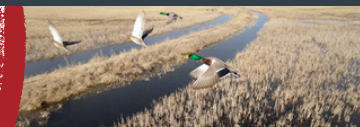
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED



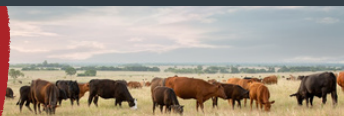
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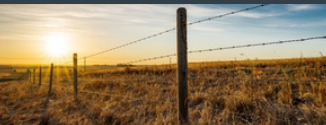


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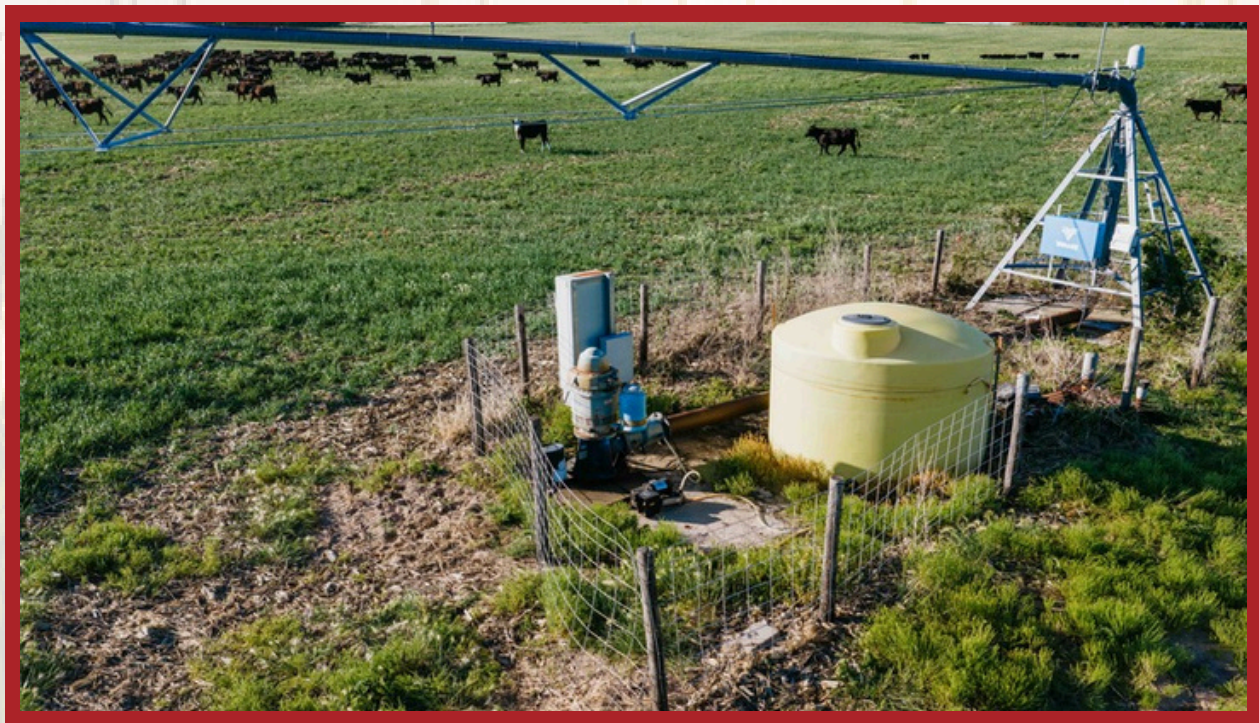
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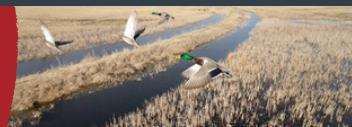
BUYING • SELLING AUCTIONS





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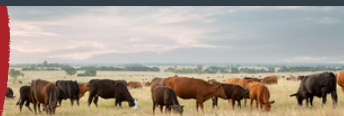
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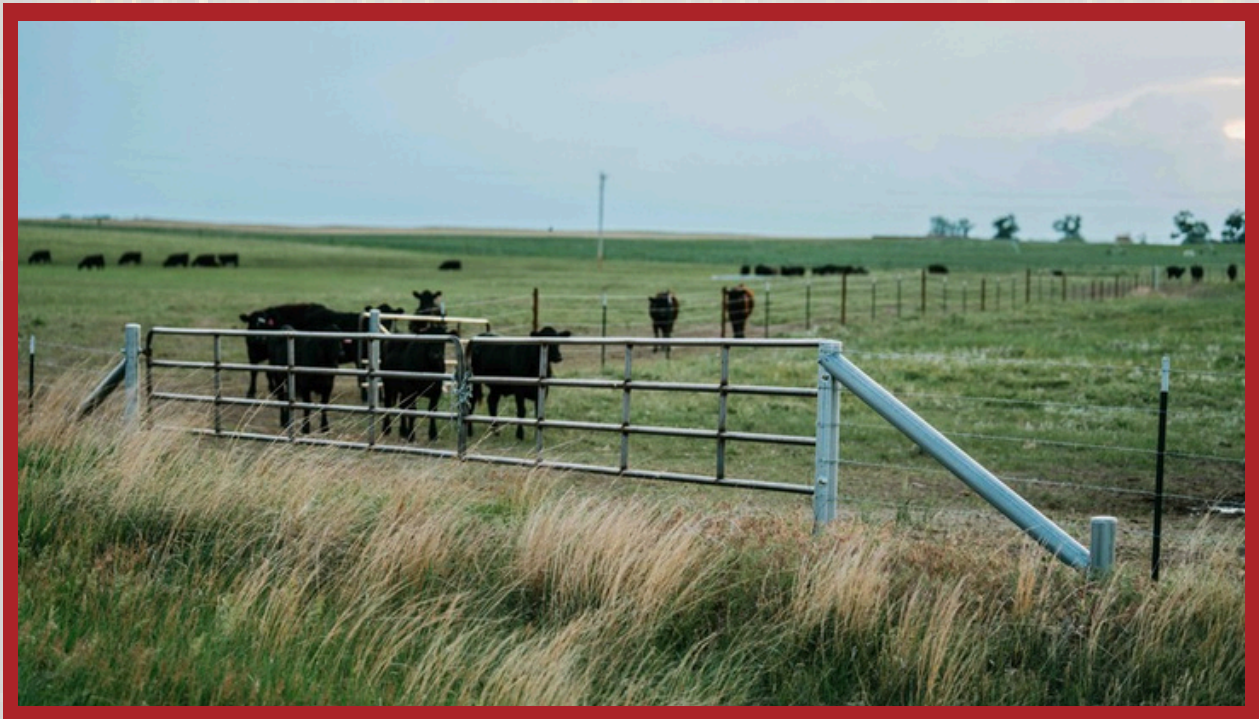


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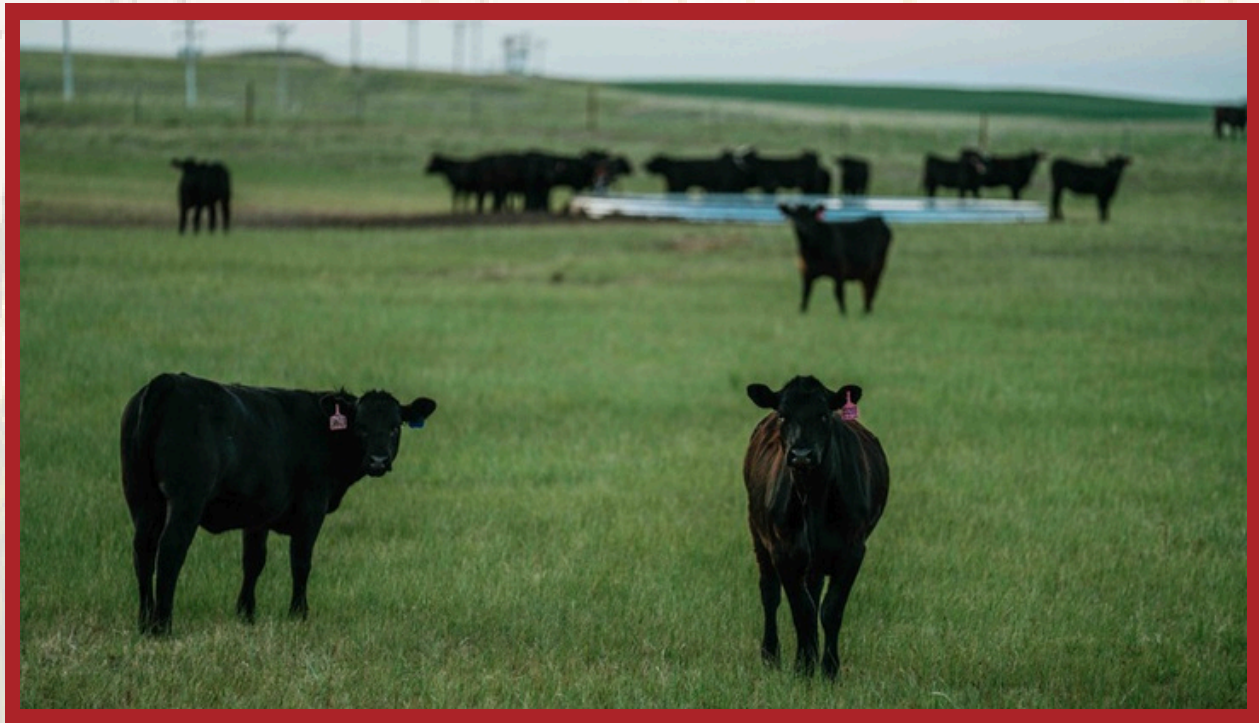
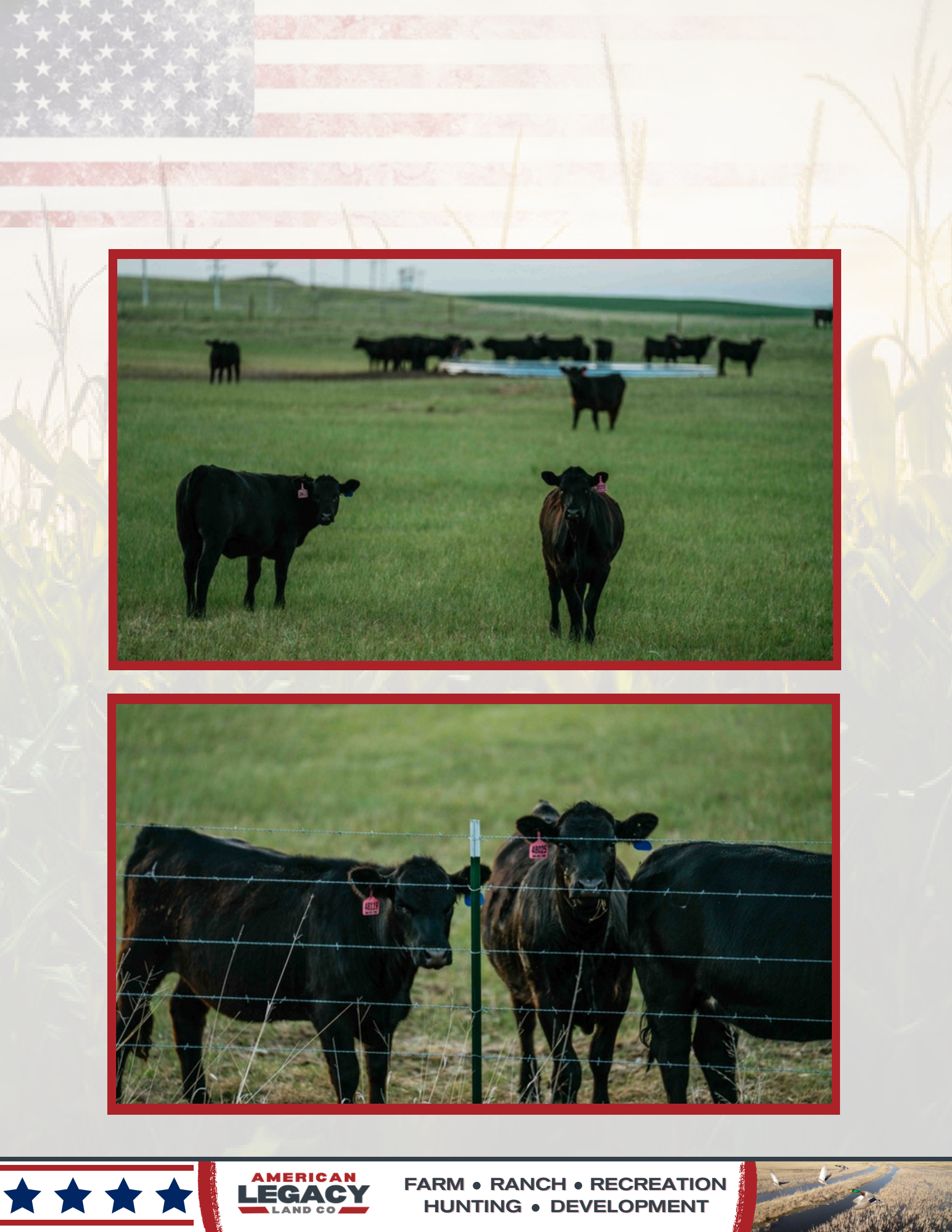
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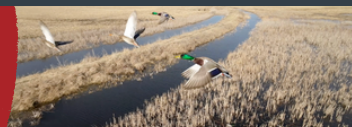
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Listing Agents:

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

VICE PRESIDENT
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