

# AMERICAN LEGACY LAND CO

## FOR SALE

### DAWSON COUNTY IRRIGATED FARM

Lexington, NE

**159.6 +/- Acres**

**OFFERED AT:**

**\$1,630,000**

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

Located in the heart of Dawson County's productive row crop and alfalfa-growing region, this 159.6± acre farm offers 141.96± certified irrigated acres just 5 miles east and 2.5 miles south of Lexington, Nebraska.

The farm was established to alfalfa in the spring of 2023 and has been fertilized with compost since 2024. Improvements include a 7-tower 2005 Zimmatic pivot equipped with a new nozzle package, new electric gearhead motor, and a new soft-start VFD control panel.



## More About this Property:

The property consists primarily of Class I and II soils and has a strong history of producing high-tonnage alfalfa. Its location, irrigation infrastructure, and soil quality provide flexibility for a variety of agricultural operations. Whether you're seeking a productive irrigated alfalfa farm or exploring the potential for transitioning the property to organic row-crop production, this farm presents an excellent opportunity to expand your operation and invest in quality Nebraska farmland.

Pump Rate: 800GPM

Total Depth: 200ft

Static Water Level: 13ft

Pumping Water Level: 148ft

Directions: Starting at the intersection of Highway 30 and Highway 283 in Lexington:

1. Travel east on Highway 30 for approximately 5 miles.
2. Turn south onto Road 439 (also known as County Road 439).
3. Continue south for approximately 2.5 miles.
4. The property (SE $\frac{1}{4}$  of Section 30) will be located in that area, generally east or west of Road 439 depending on the exact entrance location.

Legal Description: 00000931 SE $\frac{1}{4}$  (159.91) (30-09-20) Dawson County, NE

Taxes: \$7,393.20

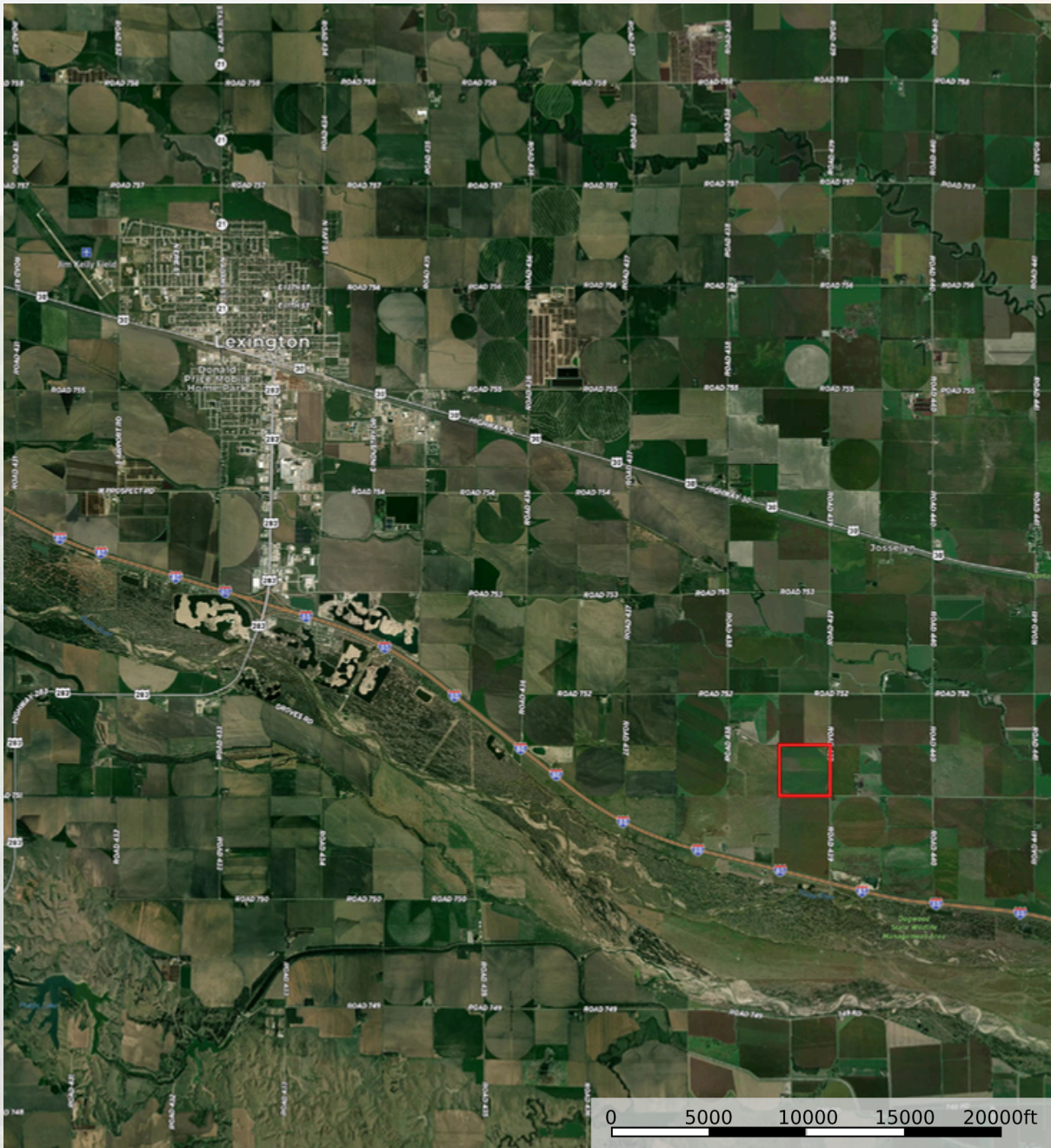
## FEATURES:

- 159.6 +/- acres
- 141.96 +/- certified irrigated acres
- Consists primarily of Class I and II soils
- Close proximity to Lexington, NE
- 7 tower 2005 Zimmatic pivot
- New nozzle package, electric gearhead motor, and soft-start VFD control panel

**Boundary Map:**

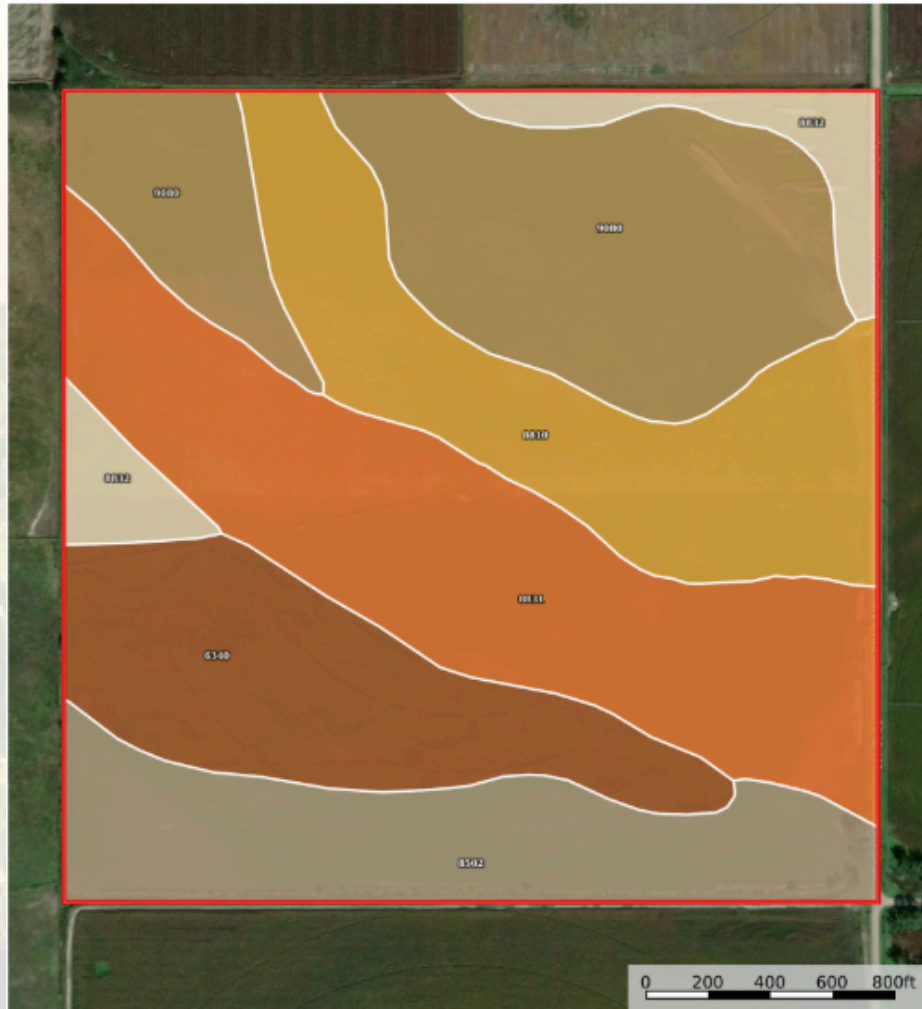


## Location Map:





## Soil Map:

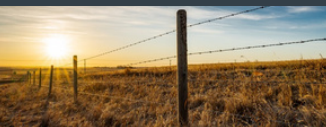


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8831	Gosper loam, 0 to 1 percent slopes	38.6	24.49	0	58	2c
9080	Rusco silt loam, 0 to 1 percent slopes	37.05	23.51	0	31	2w
8810	Cozad fine sandy loam, 0 to 1 percent slopes	27.05	17.16	0	55	2e
8502	Lex loam, rarely flooded	23.18	14.71	0	42	3w
6340	Lawet silt loam, saline-alkali, rarely flooded	23.17	14.7	0	45	4s
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	8.57	5.44	0	34	4s
<b>TOTALS</b>		157.6 2(*)	100%	-	45.67	2.55

(\*) 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.



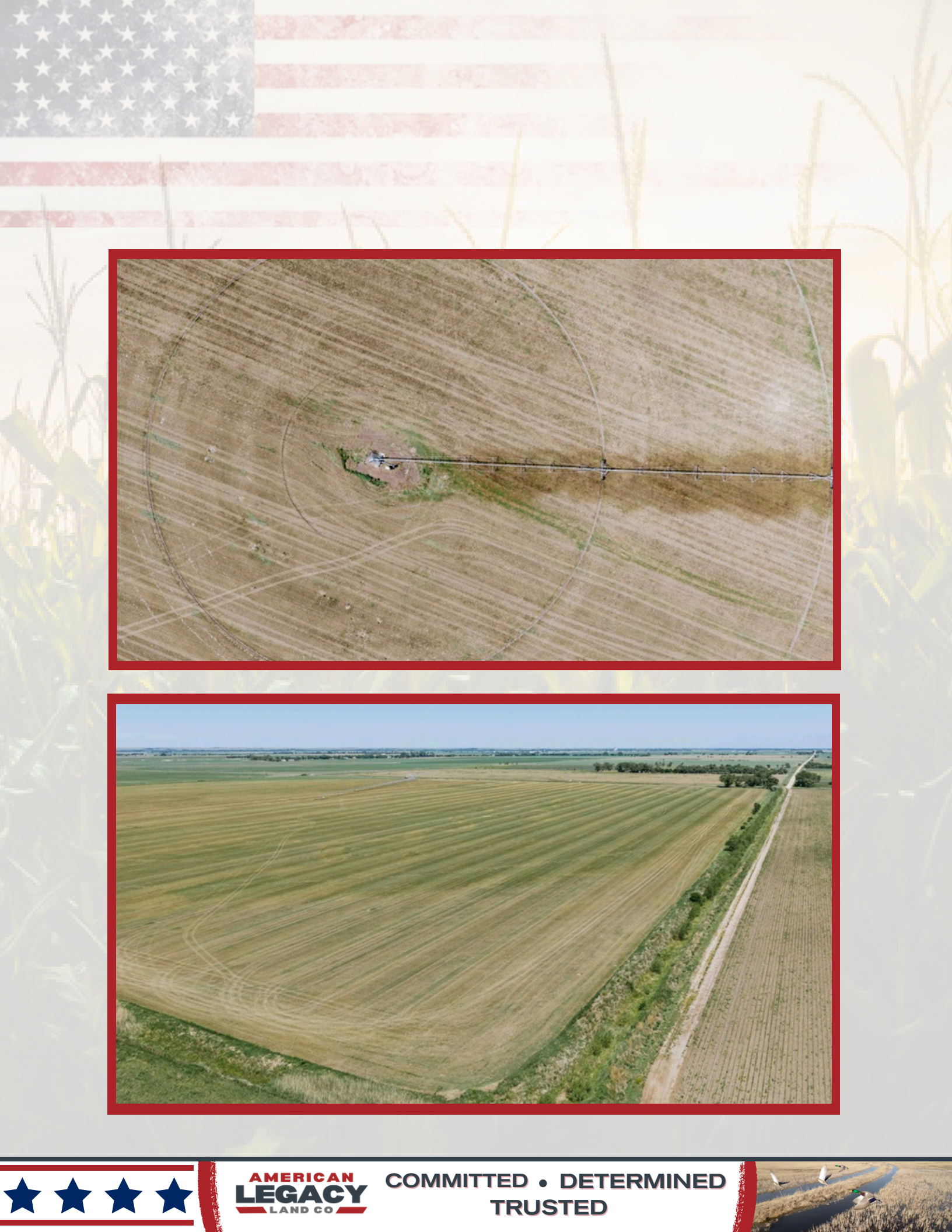
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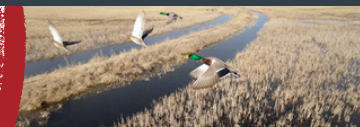
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





**AMERICAN**  
**LEGACY**  
LAND CO

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



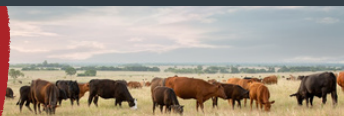
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**HELPING YOU BUY  
AND SELL LAND**



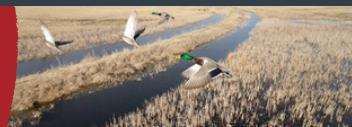
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**AMERICAN**  
**LEGACY**  
LAND CO

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  
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