



AMERICAN LEGACY LAND CO

FOR SALE



CATTLE FEEDING AND AGRICULTURAL INVESTMENT OPPORTUNITY

Custer County, NE

639 +/- Acres

OFFERED AT:

\$5,099,000



ABOUT THIS PROPERTY:

Positioned in the heart of Nebraska's renowned cattle country, Custer County Feeders, Inc. represents an exceptional opportunity to acquire a fully operational, large-scale commercial cattle feeding enterprise with substantial agricultural production assets. Located just one mile south of Oconto, Nebraska, along Highway 21 in South Central Custer County, this premier offering combines a proven custom cattle-feeding business with highly productive irrigated and dryland farmland, creating a rare opportunity for expansion, investment, or vertical integration in the beef industry.





More About this Property:

At the center of the operation sits a state-permitted 15,000 head commercial feedyard, strategically developed on 182 acres of naturally rolling terrain that provides outstanding drainage throughout the facility — a critical advantage in maintaining cleaner pens, healthier cattle, improved feeding efficiency, and overall operational performance year-round.

Built and improved with functionality and efficiency in mind, the feedyard is exceptionally well-equipped with the infrastructure necessary to maintain immediate operations from day one. Supporting improvements include a newly constructed maintenance shop completed in 2021, a centralized office headquarters, horse barn, fully functional cattle processing and handling facility, extensive feed storage and feed mixing facilities, certified truck scale, and numerous hospital and recovery pens strategically located throughout the yard to allow for efficient livestock management and animal health oversight.

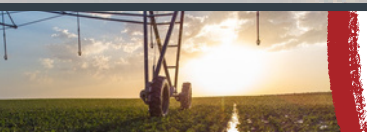
Beyond the feedyard itself, the property offers an impressive agricultural land base that complements the feeding enterprise and enhances operational flexibility. Included in the offering are four center pivot irrigation systems covering approximately 273 acres of irrigated farmland, ideal for producing feed inputs or generating additional revenue streams. An additional 164.5 acres of productive dryland cropland and 20 acres of pastureland further strengthen the operational diversity of this offering.

Currently operating as a successful commercial custom cattle-feeding operation, Custer County Feeders has been developed into a highly efficient, large-capacity facility capable of serving both independent operators and larger vertically integrated feeding programs.

What makes this opportunity particularly attractive is the flexibility it offers prospective buyers. The property is available as a complete turnkey operation or as separate parcels, allowing investors, cattle feeders, agricultural operators, or expanding enterprises to structure an acquisition that aligns with their specific growth strategy.

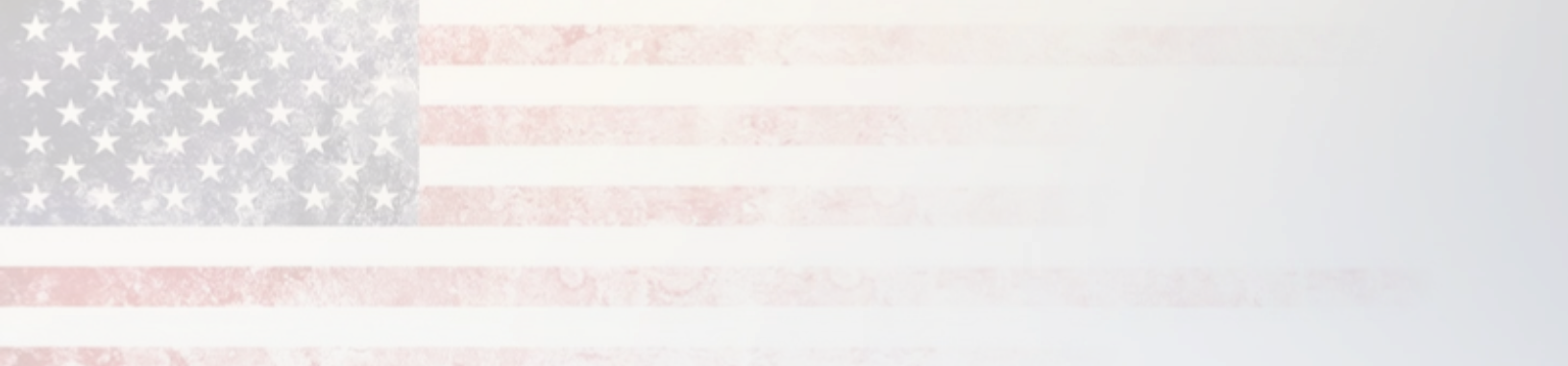
Large-scale, permitted feeding operations with this level of infrastructure, operational capacity, and supporting agricultural assets rarely come to market.

Whether you are seeking to expand your feeding capacity, vertically integrate your cattle operation, diversify your agricultural portfolio, or secure a premier income-producing asset in one of the nation's strongest cattle-producing regions, Custer County Feeders presents a truly exceptional opportunity.



**GROW YOUR
LEGACY**





Offering Structure & Purchase Options:

Recognizing that every operation and investor has unique acquisition goals, Custer County Feeders, Inc. is being offered in multiple purchase configurations designed to provide flexibility for expanding cattle operators, agricultural investors, and buyers seeking strategic growth opportunities. Buyers may acquire the property as a turnkey enterprise or purchase individual components to align with their operational objectives.

Unit 1 — Complete Turnkey Operation

Offered Price: \$5,099,000

This offering represents the complete operational package and includes a fully functioning commercial cattle-feeding operation, along with all supporting agricultural assets necessary for immediate continued operation.

Included in Unit 1:

- 182 Acres encompassing the fully operational feedyard, processing facilities, roads, lagoons, and all permanent infrastructure
- North Feedlot Pivot
 - 70 Irrigated Acres
 - 19 Dryland Acres
- South Feedlot Pivot
 - 61 Irrigated Acres
 - 12 Dryland Acres
- Circle Pivot & Pasture Pivot (Operating from a shared well)
 - 142 Irrigated Acres
 - 133.5 Dryland Acres
 - 11.5 Acres of Pasture, Roads, and Waste Ground
- Small Lot
 - 8 Acres of Grassland
 - Includes older existing buildings suitable for storage or future improvements

This option provides a fully integrated cattle-feeding and agricultural production operation, ready for immediate transition and continued income generation.



Unit 2 — Main Feedyard Operation

Offered Price: \$3,556,000

This package includes all real estate located on the east side of Highway 21, along with the small lot situated on the west side of the highway that may serve as additional storage or future support facilities.

Included in Unit 2:

- 182 Acres consisting of the primary feedyard, lagoons, roads, processing facilities, and operational infrastructure
- North Feedlot Pivot
 - 70 Irrigated Acres
 - 19 Dryland Acres
- South Feedlot Pivot
 - 61 Irrigated Acres
 - 12 Dryland Acres
- Small Lot (West Side of Highway)
 - 8 Acres of Grassland
 - Existing older buildings suitable for storage or future utility

This unit is ideal for buyers focused on acquiring the primary cattle-feeding enterprise while maintaining key feed-production acreage.

Unit 3 — West Side Agricultural Production Unit

Offered Price: \$1,595,000

This offering comprises all real estate on the west side of Highway 21 and includes a highly productive agricultural component that can complement an existing feeding operation or serve as a standalone agricultural investment.

Included in Unit 3:

- Circle Pivot & Pasture Pivot (Operating off a shared irrigation well)
 - 142 Irrigated Acres
 - 133.5 Dryland Acres
 - 11.5 Acres of Pasture, Roads, and Waste Ground

This parcel offers excellent feed production capability and strong long-term agricultural investment value.



Unit 4 — Small Lot Acreage Opportunity

Offered Price: \$30,000

A smaller standalone parcel located on the west side of Highway 21, offering flexibility for future development or auxiliary operational use.

Included in Unit 4:

- 8 Acres of Grassland
- Older existing buildings
- Potential future homesite or acreage development opportunity
- Excellent highway access

This parcel presents an affordable opportunity for a rural build site, storage location, or supplemental support acreage.

Additional Terms of Sale:

In addition to the real estate offerings outlined above, all rolling stock, operational equipment, and movable assets associated with Custer County Feeders are available through a separate negotiated transaction and may be purchased either individually or in combination.

Equipment and operational assets available separately include, but are not limited to:

- Feedlot equipment
- Rolling stock
- Operational machinery
- Support equipment utilized in daily cattle feeding operations

Furthermore, all feed inventory remaining on-site at the time of closing, including but not limited to:

- Wet Corn
- Silage
- Hay Inventory
- Micro Ingredients and Feed Additives

shall be valued separately at current market rates at the time of closing and are not included in the above-stated real estate purchase prices.

Rarely does an opportunity come to market that offers this level of operational scale, infrastructure, flexibility, and income-producing agricultural assets in one of Nebraska's premier cattle-feeding regions. Custer County Feeders represents an exceptional acquisition opportunity for serious cattle operators, agricultural investors, and vertically integrated feeding enterprises seeking immediate expansion.

For more information or to schedule a showing, call Nick Wells at 308.991.9544 or Bryan North at 308.325.2858.



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Property Highlights:

- 15,000 Head State Permitted Commercial Feedyard
- 182 Acres Purpose-Built Feedlot Facility
- Excellent natural drainage with rolling topography
- Maintenance Shop built in 2021
- Office Headquarters
- Horse Barn
- Full Cattle Processing & Handling Facility
- Extensive Feed Storage & Feed Mixing Infrastructure
- Certified Truck Scale
- Multiple Hospital & Recovery Pens Throughout Yard
- 273 Acres Irrigated Cropland under 4 Center Pivot Systems
- 164.5 Acres Dryland Cropland
- 20 Acres Pasture
- Located directly on Highway 21
- 1 Mile South of Oconto, Nebraska
- Turnkey Commercial Feeding Business
- Offered as an Entire Unit or Separate Parcels

GIS Parcel ID: 000108000, 000115450, 001431900, 001432000, 001432400, 001434900

Legal Description:

7-13-21 SEC 7-13-21 PAR IN NWNENE (561X621X574X630) 8.15 ACRES WOODRIVER TWP,
18-13-21 SEC 18-13-21 PAR IN E1/2NW 4.9 ACRES WOODRIVER TW
5-13-21 SEC 5-13-21 LOTS 3-4 49.90 ACRES WOODRIVER TWP
5-13-21 SEC 5-13-21 SWNW NWSW S1/2SW EXC 5.43 ACRES HWY 153.41 ACRES WOODRIVER TWP
8-13-21 SEC 8-13-21 W1/2W1/2 149.71 ACRES WOODRIVER TWP
18-13-21 SEC 18-13-21 E1/2 & E1/2SW EXC PAR GOVT LOTS 3-4 EXC PAR 282.84 ACRES WOODRIVER TWP

639 +/- TOTAL ACRES ALL LOCATED IN CUSTER COUNTY, NEBRASKA

Address: 77920 Highway 21, Oconto, NE 68860

Coordinates: 41.1242, -99.7578

Directions: From Oconto, Nebraska, go one mile south on Highway 21.

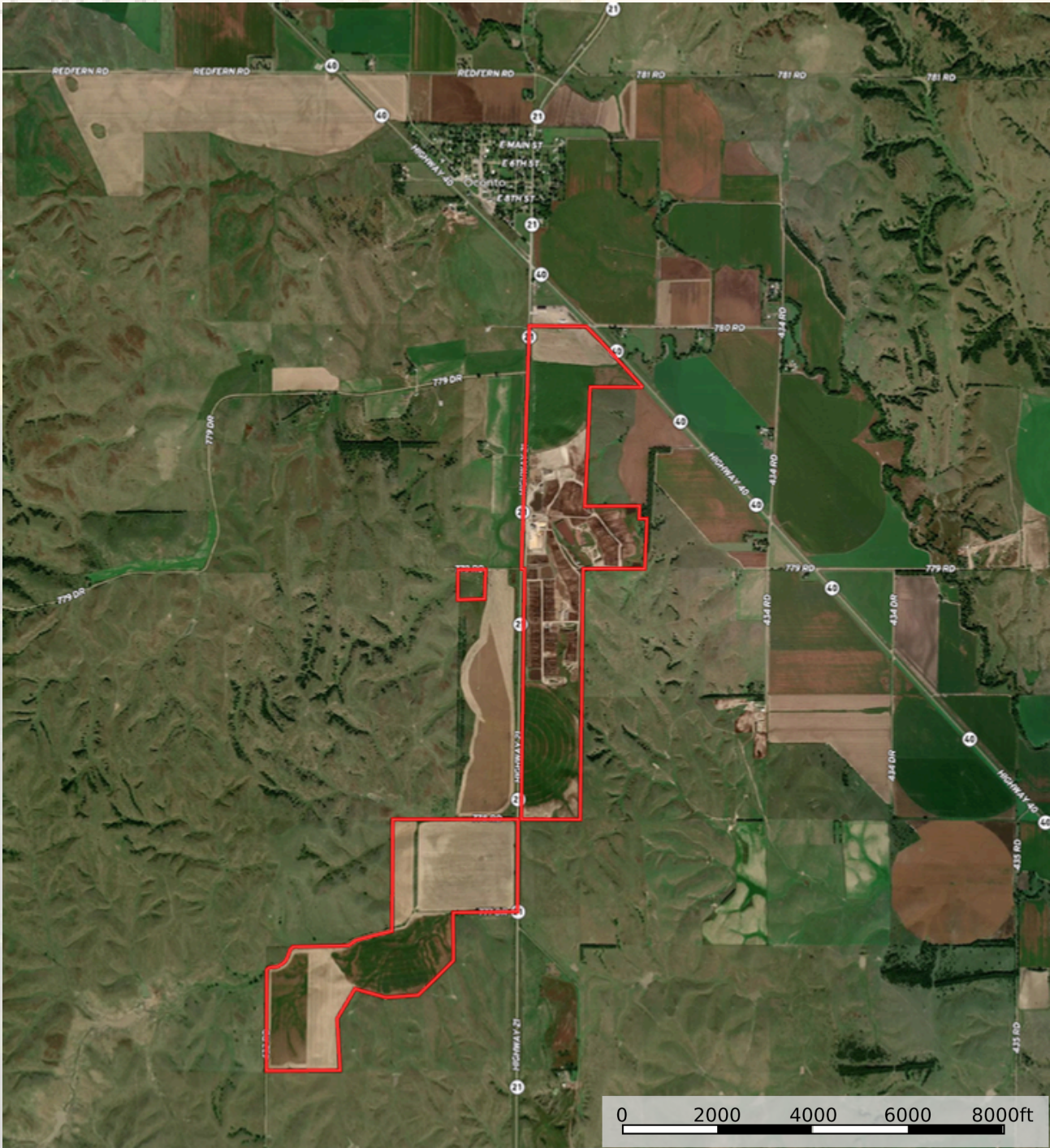
Taxes: \$18392.00



• LAND SALES
• LAND MANAGEMENT
• PROPERTY DEVELOPMENT

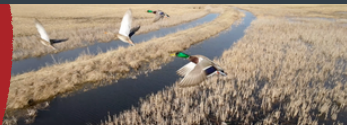


CUSTER COUNTY,
NEBRASKA

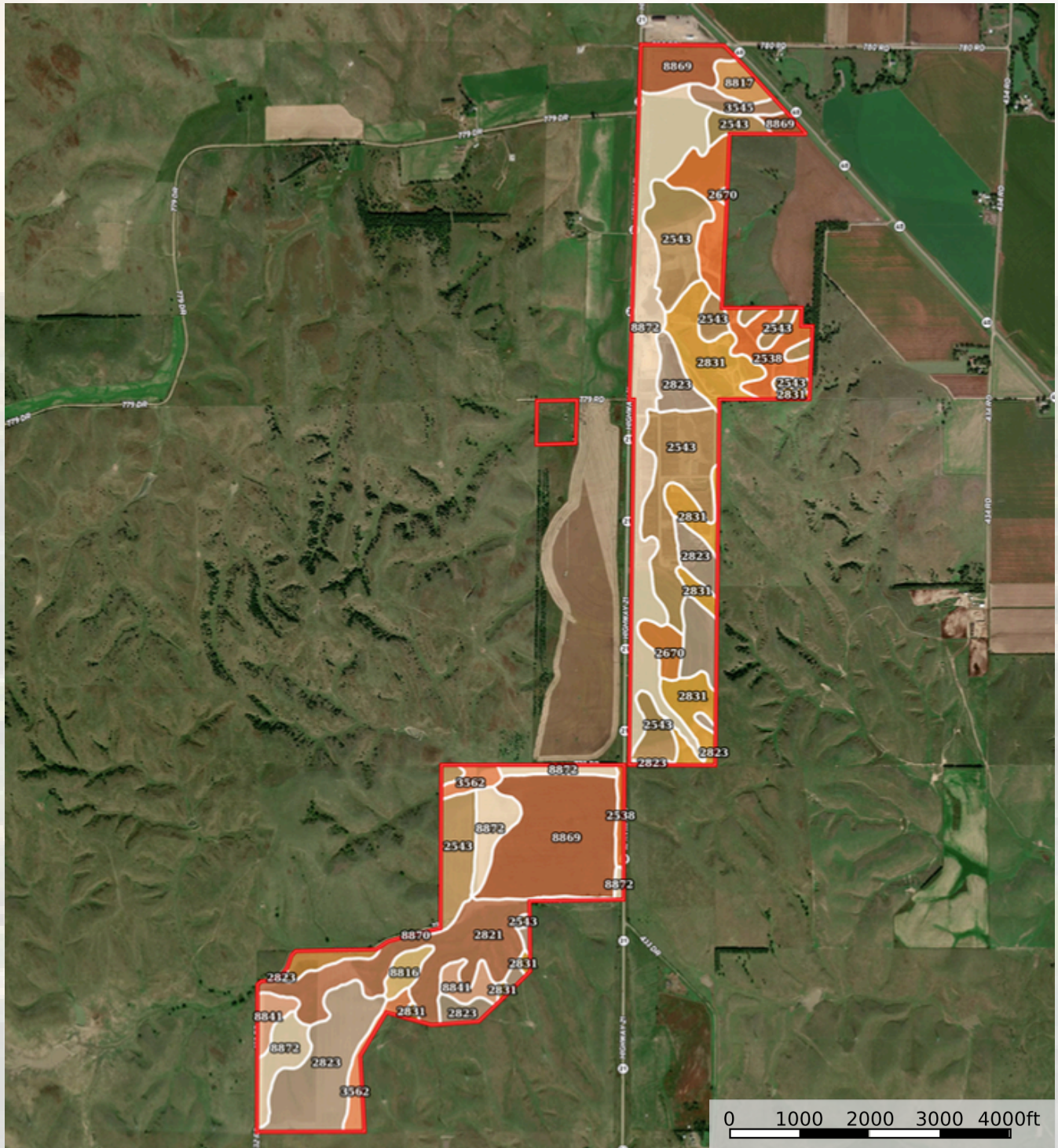


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COMMITTED • DETERMINED
TRUSTED







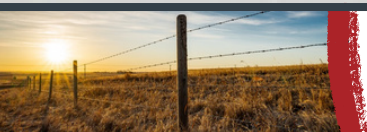
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AND SELL LAND



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	120.48	19.04	0	53	6e
8872	Hord silt loam, 3 to 6 percent slopes	114.61	18.12	0	62	3e
8869	Hord silt loam, 0 to 1 percent slopes	88.4	13.97	0	75	2c
2823	Uly silt loam, 11 to 17 percent slopes, eroded	84.56	13.37	0	61	6e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	59.41	9.39	0	49	6e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	56.65	8.95	0	63	4e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	44.2	6.99	0	58	4e
3562	Hobbs silt loam, occasionally flooded, cool	14.43	2.28	0	74	2w
8841	Hall silt loam, 1 to 3 percent slopes	14.05	2.22	0	64	2e
2670	Holdrege silt loam, 3 to 7 percent slopes	8.45	1.34	0	73	3e
8817	Cozad silt loam, 3 to 6 percent slopes	7.61	1.2	0	69	2c
3545	Hobbs silt loam, channeled, frequently flooded	6.89	1.09	0	36	6w
8870	Hord silt loam, 1 to 3 percent slopes	6.68	1.06	0	75	2e
8816	Cozad silt loam, 1 to 3 percent slopes	6.2	0.98	0	70	2e
TOTALS		632.62(*)	100%	-	61.04	4.23

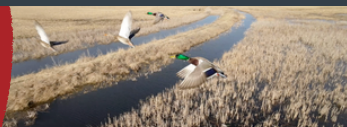
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





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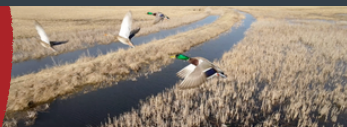






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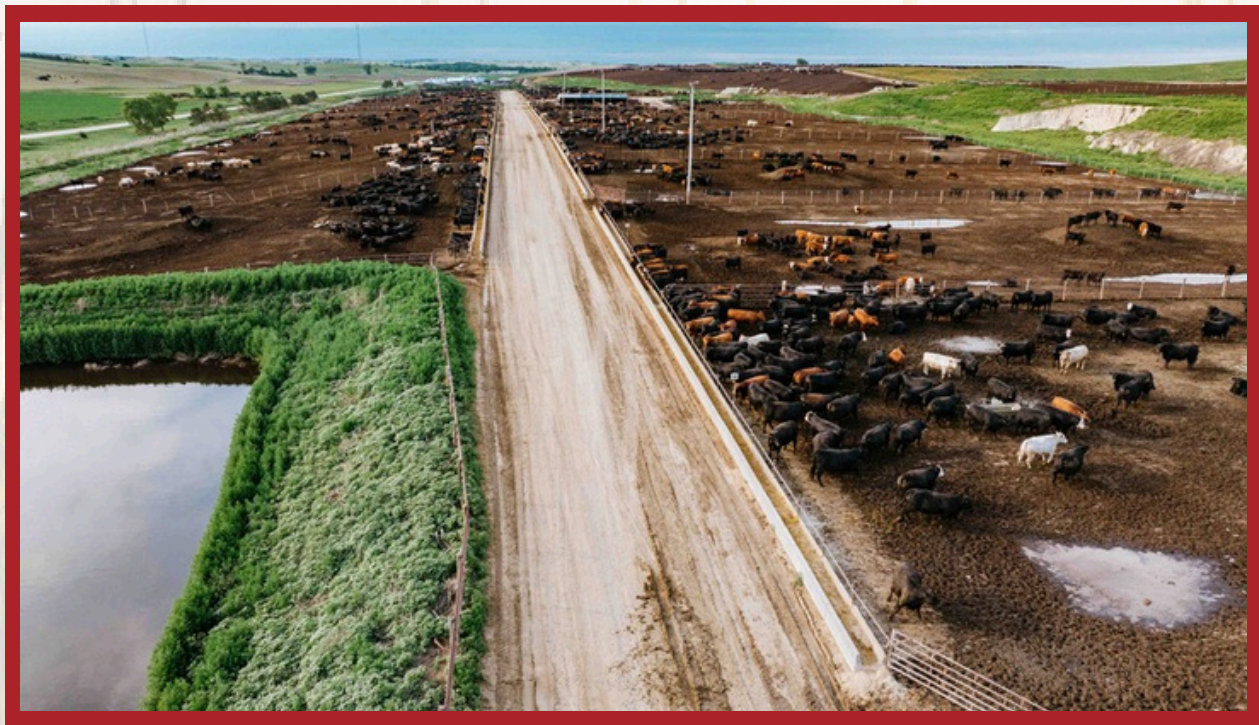
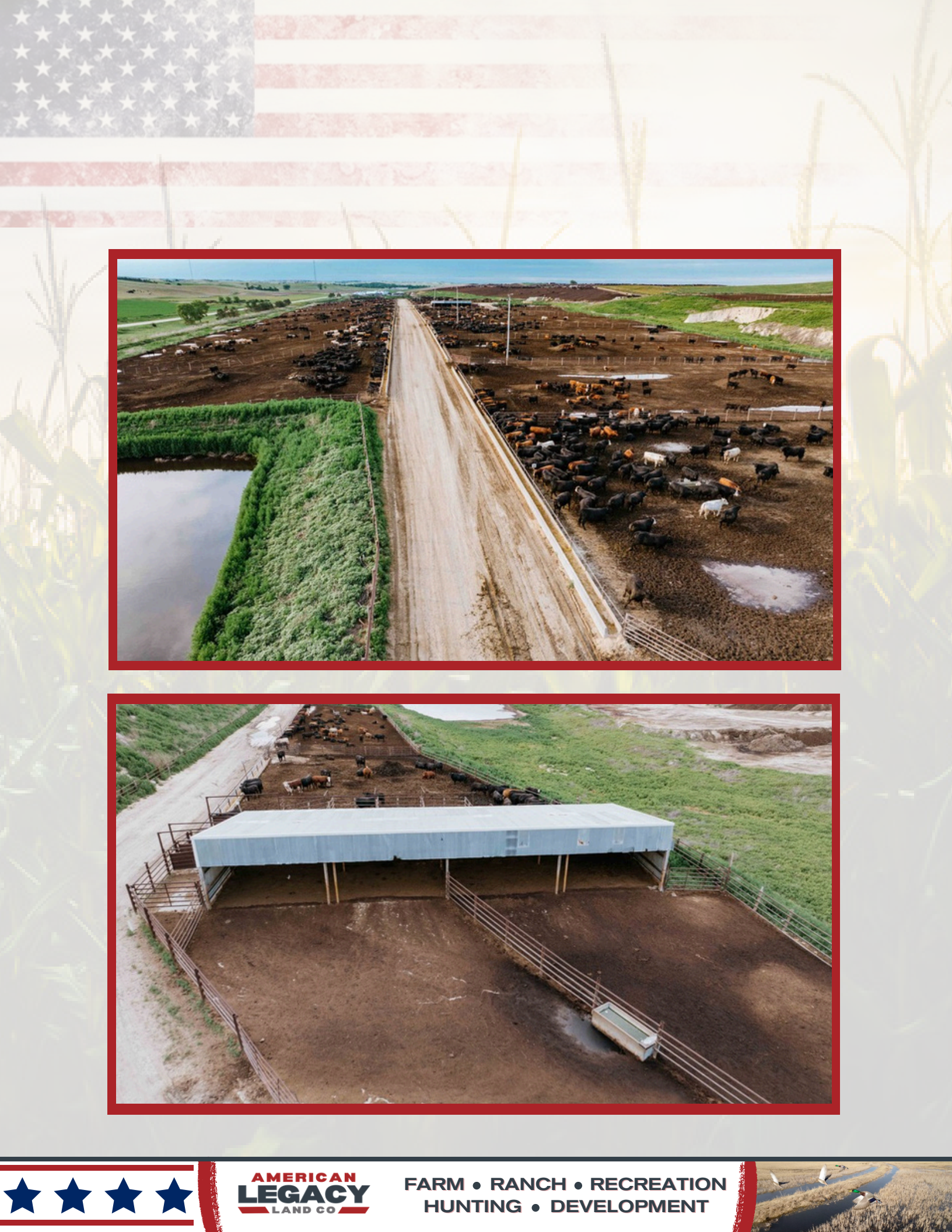
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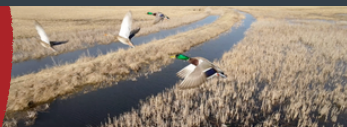
BUYING • SELLING
AUCTIONS





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Listing Agents:

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

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

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