



FOR SALE

PASTURE GROUND

Cotesfield, NE

159 +/- Acres

OFFERED AT:

\$453,150

ABOUT THIS PROPERTY:

Have you been looking for more grass to incorporate into your ranching operation? Here is a great chance to purchase a quarter section of hardland pasture in the rolling hills just 5 miles northeast of Cotesfield. These 159 acres of pasture have the potential to fit directly into a seasoned, or just started cattle operation. The property is within good proximity to Cotesfield, North Loup, Scotia, and Elba.



More About this Property:

The property has good access from the west side via a well maintained, gravel county road, allowing for access in poor weather conditions. This pasture has fencing around the entire perimeter, with most being in acceptable condition to hold cattle. The property includes a windmill, currently with a hand pump attached. Pasture is in high demand, don't miss a chance to take a look at this grass in Greeley County.

Directions: From Cotesfield, go north ½ mile on Salem Road, turn east onto 23rd Ave. and go to the T in the road. Turn north onto Deadwood Trail and go to the Y in the road and turn east onto 799th Road. Take 799th Road for ½ mile and continue on as it turns into 493rd Ave. Turn east in 1 mile onto Salem Road. Go 1 mile and turn north onto 494th Ave. Go ½ mile and turn east onto 496th Ave. Go 1 mile and turn south onto 495th Ave. and in 1 mile the property is on the east side of the road.

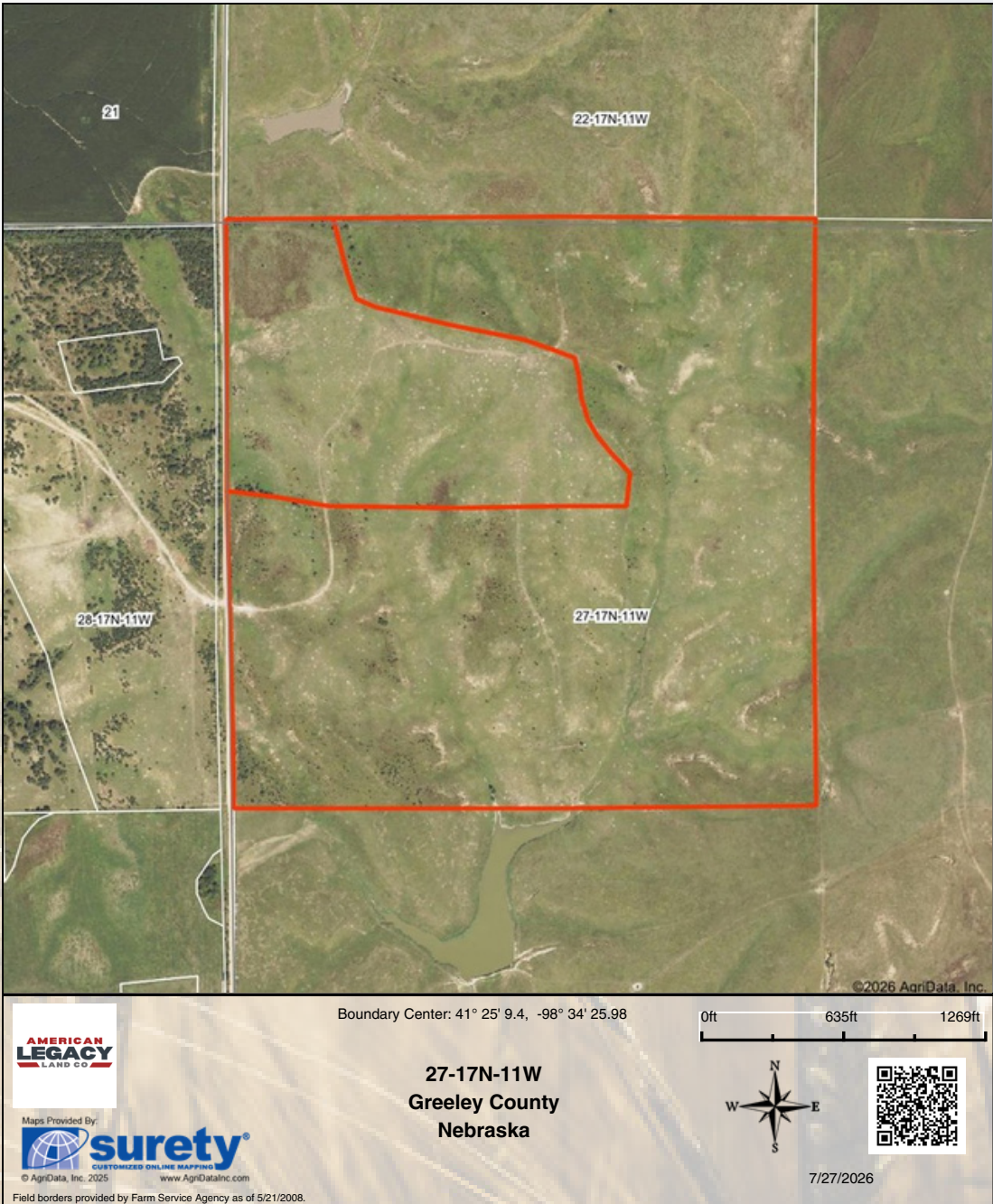
Legal Description: 27 17 11 NW1/4 27-17-11 158.9 acres fish creek precinct

Taxes: \$1,640

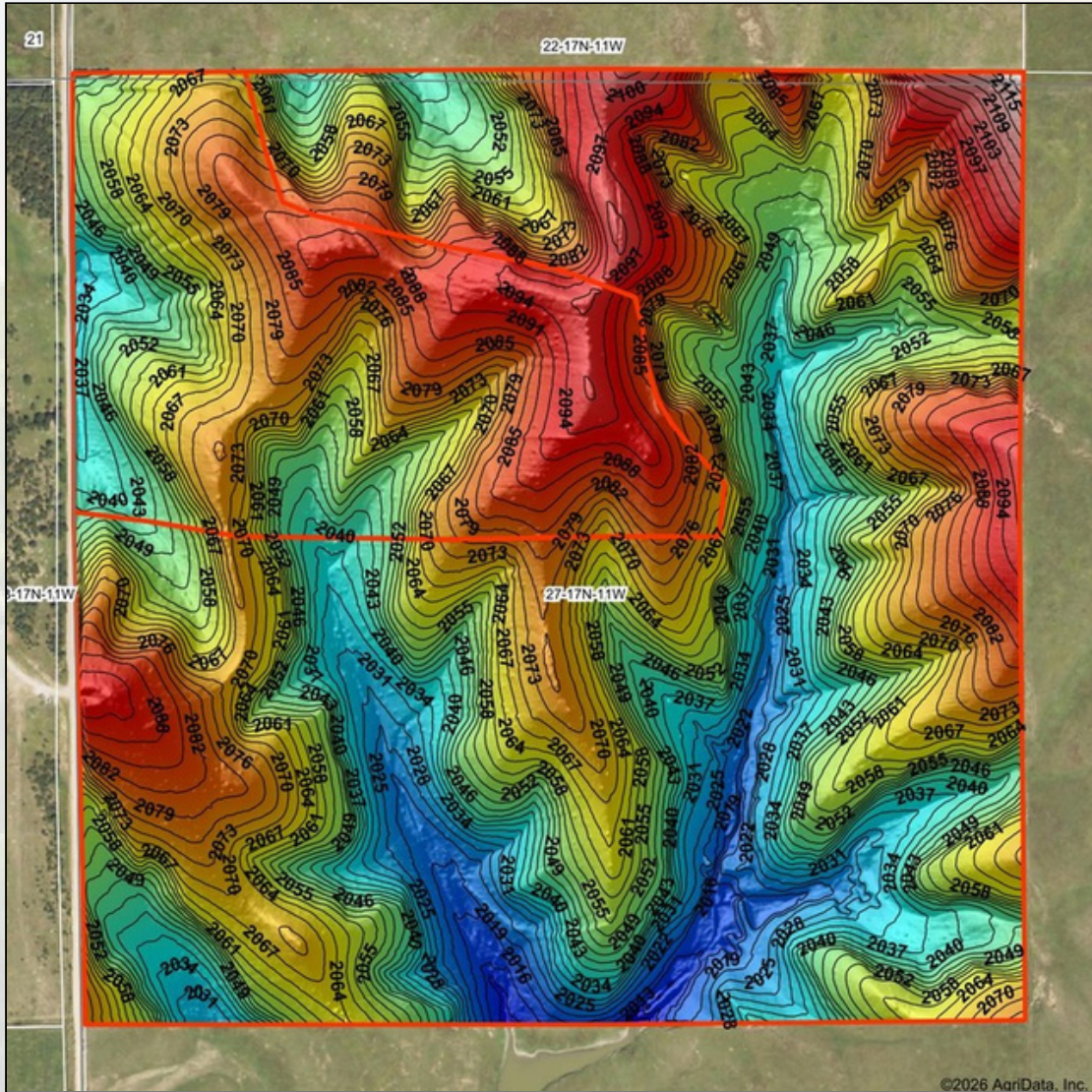
FEATURES:

- 159 +/- acres
- Fully fenced
- County road access
- Windmill with hand pump
- 5 miles from Cotesfield
- 9 miles from Elba
- 7 miles from Scotia
- Rolling terrain

Aerial Map



Topography Hillshade



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 3
Min: 2,006.2
Max: 2,121.3
Range: 115.1
Average: 2,059.9
Standard Deviation: 20.83 ft

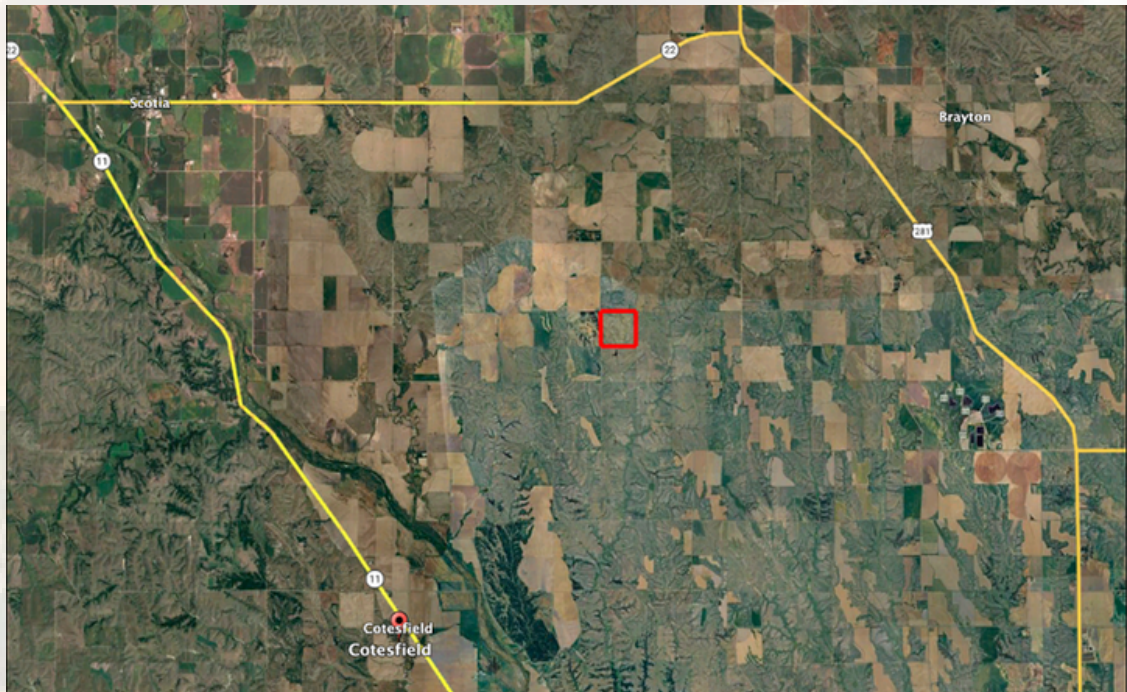
0ft 432ft 865ft



7/27/2026

27-17N-11W
Greeley County
Nebraska

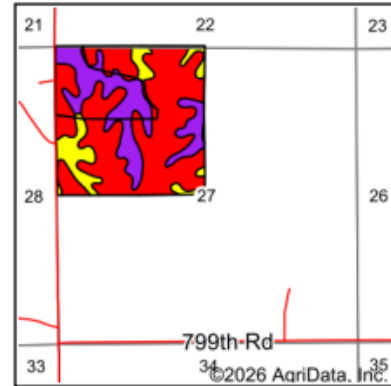
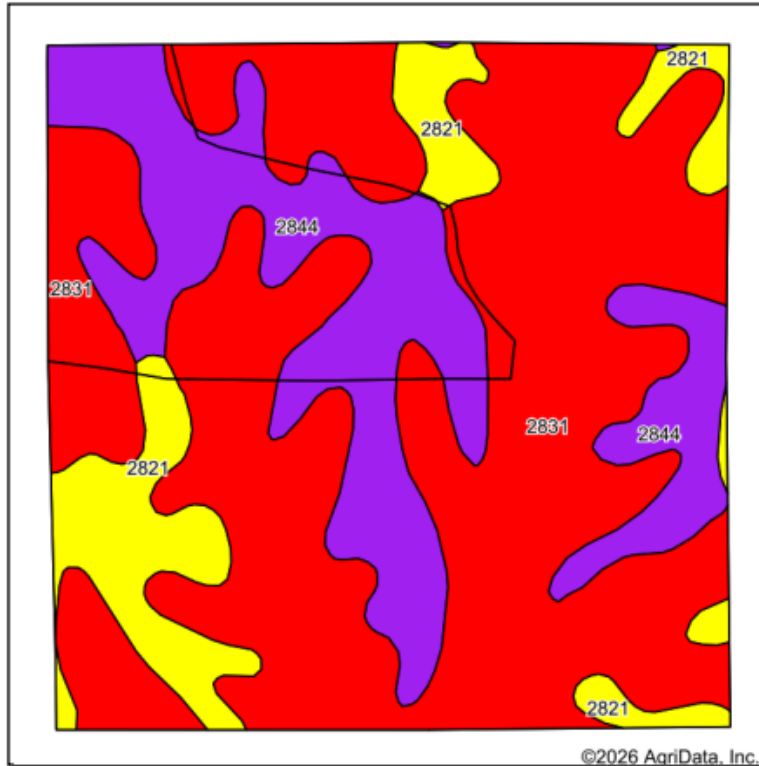
Boundary Center: 41° 25' 9.4, -98° 34' 25.98



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Soils Map



State: **Nebraska**
 County: **Greeley**
 Location: **27-17N-11W**
 Township: **Scotia**
 Acres: **159.66**
 Date: **7/27/2026**



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE077, 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
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	101.68	63.7%		Vle	IVe	2556	27	48	36	40	48
2844	Uly-Coly silt loams, 6 to 11 percent slopes, eroded	38.84	24.3%		IIle	IIle	3048	57	62	43	54	62
2821	Uly silt loam, 6 to 11 percent slopes, eroded	19.14	12.0%		IVe	IVe	2656	62	62	43	53	62
Weighted Average					5.03	3.76	2687.7	38.5	*n 53.1	*n 38.5	*n 45	*n 53.1

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

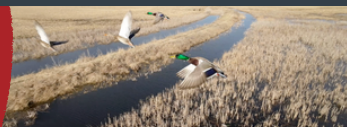
*c: Using Capabilities Class Dominant Condition Aggregation Method





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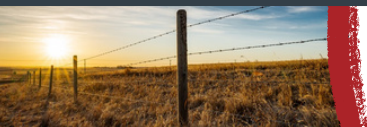


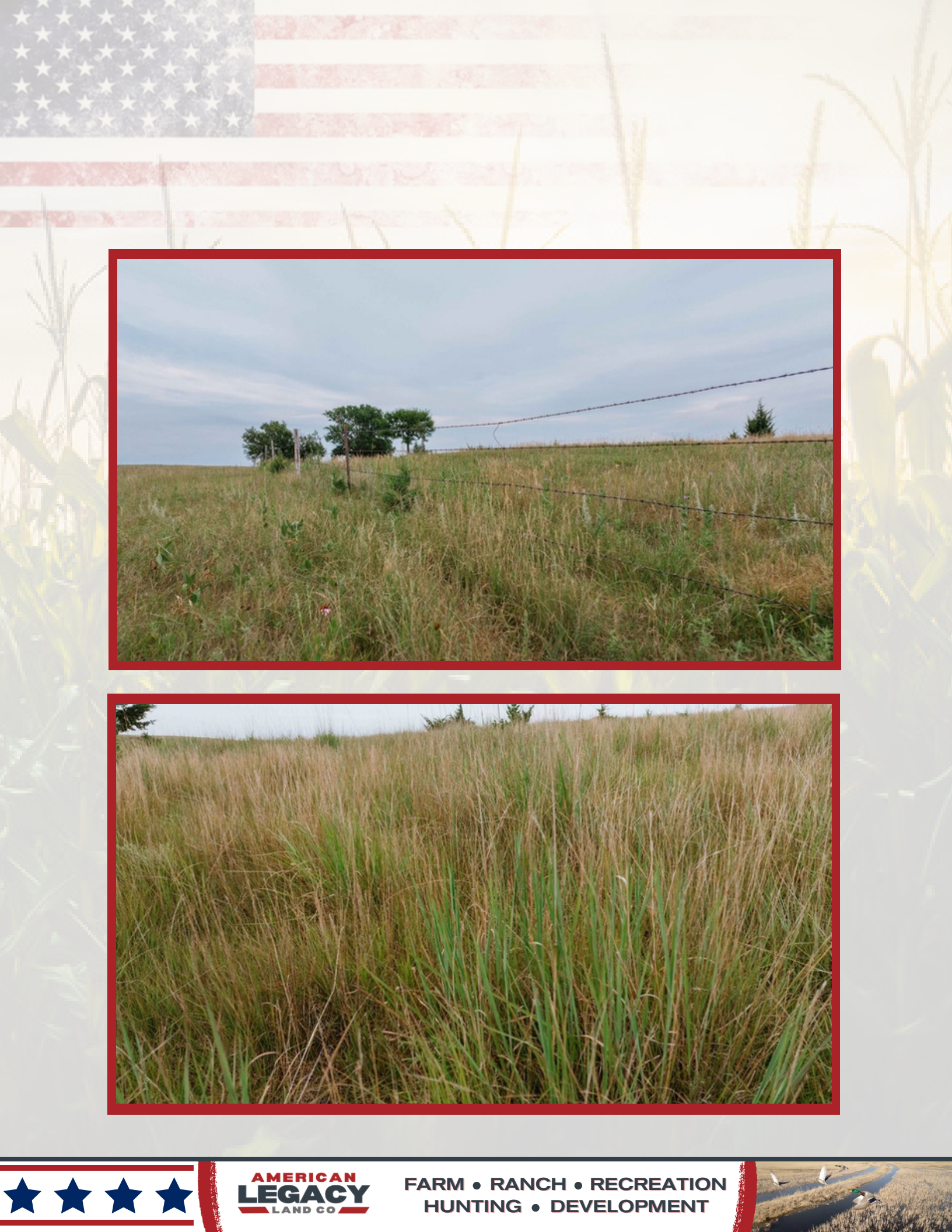


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AND SELL LAND

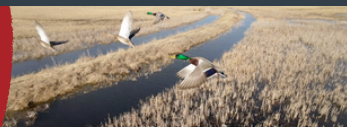






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About the Agent:

Brady Rasmussen grew up near Litchfield, Nebraska where he helped with farm and ranch work on the family farm. He grew a large passion for hunting, and agricultural activities from a young age. Starting at the age of 14, Brady spent several years in the outfitting industry guiding clients starting and making relationships with landowners. To this day, Brady still guides Nebraska turkey and Whitetailed deer hunts. He has a reputation for finding big deer and rafters of turkeys.

Given his years of experience learning what the Nebraska wildlife wants, Brady makes a great choice when it comes to buying or selling Nebraska hunting land. Along with being a Nebraska and Kansas Land Sales agent and guiding hunts, Brady continues to help his grandfather with a bred stock cow operation near Ravenna, NE. His many years of experience in agriculture gained him the knowledge to be a great fit for selling land from large ranches, to row crop, to irrigated farms.

Brady specializes in land sales in Central Nebraska and North Central Kansas. The counties he sells land in Nebraska include: Greeley, Valley, Sherman, Howard, Custer, Dawson, Buffalo, Hall, Gosper, Phelps, Kearney, Adams, Furnas, Harlan, Franklin, Webster.

The Kansas counties he sells land in are: Norton, Phillips, Smith, Graham, Rooks, Osborne
He graduated from Loup City Public High School, and then attended Kansas State University where he studied wildlife biology, habitat management and business. He became licensed to sell real estate in 2022 and found a passion in helping individuals buy and sell land.



He now lives in Rockville, Nebraska with his wife and young son where he enjoys hunting, fishing and helping on the farm. He continues to serve clients throughout Nebraska and Kansas to evaluate recreational and agricultural property to meet the needs of any seller or buyer.

BRADY RASMUSSEN, LAND AGENT



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