



FOR SALE

IRRIGATED FARMLAND

Cozad, NE

200.85 +/- Acres

OFFERED AT:

\$2,065,000

ABOUT THIS PROPERTY:

Located north of Cozad, Nebraska, along the Cozad Canal, this exceptional 200.85±-acre irrigated farm combines valuable surface-water irrigation rights, highly productive soils, and an established Reinke center-pivot irrigation system.

The farm carries full irrigation rights from the Cozad Canal and is reportedly authorized to receive up to eight acre-feet of water per day. This substantial delivery capacity provides an important water source for irrigating the property during the growing season.





More About this Property:

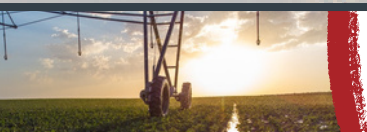
Irrigation water is distributed through a 2016 eight-tower Reinke center pivot equipped with a swing arm, together with two additional 2016 two-tower Reinke pivots. The established system provides effective irrigation coverage and enhances the property's appeal to both owner-operators and agricultural investors.

According to USDA-NRCS soil mapping, the property consists predominantly of Class I irrigated soils: Cozad silt loam, Hall silt loam and Hord silt loam. The nearly level Cozad, Hall and Hord soil map units carry an Irrigated Capability Class I rating, representing some of the area's most productive agricultural soils.

According to the FSA, the farm consists of 195.96 acres of farmland, of which 187.67 are cropland acres with a corn base on 128.30 acres.

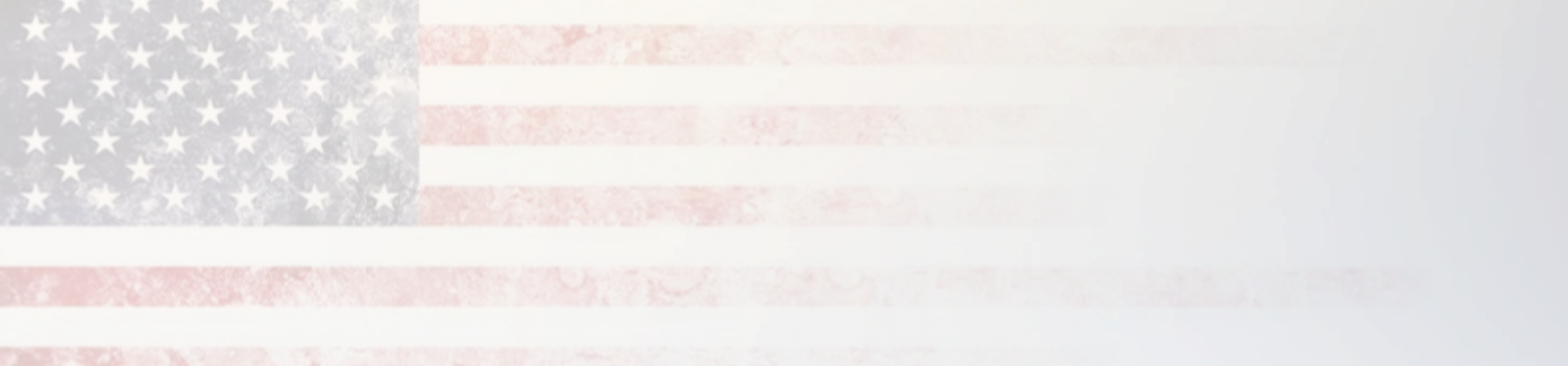
This combination of productive soils, valuable canal-water rights, and developed center-pivot infrastructure makes the property well suited for producing corn, soybeans, alfalfa, and other crops common to the region.

Conveniently located north of Cozad in one of Dawson County's established agricultural areas, the farm provides access to grain markets, agricultural suppliers, and supporting services. It represents an excellent opportunity to acquire a high-quality irrigated farming asset in the heart of south-central Nebraska.



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All acreages, water rights, canal-delivery rates, irrigated acres, soil classifications, and irrigation-equipment specifications are subject to independent verification.

Directions:

From Cozad, travel 3 miles north of 420 Road and turn west on Road 765. Go west 1 mile, and the farm is on the north side of Road 765 and the west side of Road 419.

Legal Description: Part of the East 120 Acres of the Northeast Quarter, Section 14, Township 11 North, Range 24 West — 40.09± acres

Southeast Quarter, Section 14, Township 11 North, Range 24 West — 160.76± acres

Taxes:

2025 Taxes: Total – \$12,453.58

FEATURES:

- 200.85± total assessed acres
- Located north of Cozad along the Cozad Canal
- Three separate Reinke pivots
- Great access close to multiple elevators and end users
- Predominantly Class I irrigated soils
- Cozad, Hall and Hord silt loam soil series



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AND SELL LAND

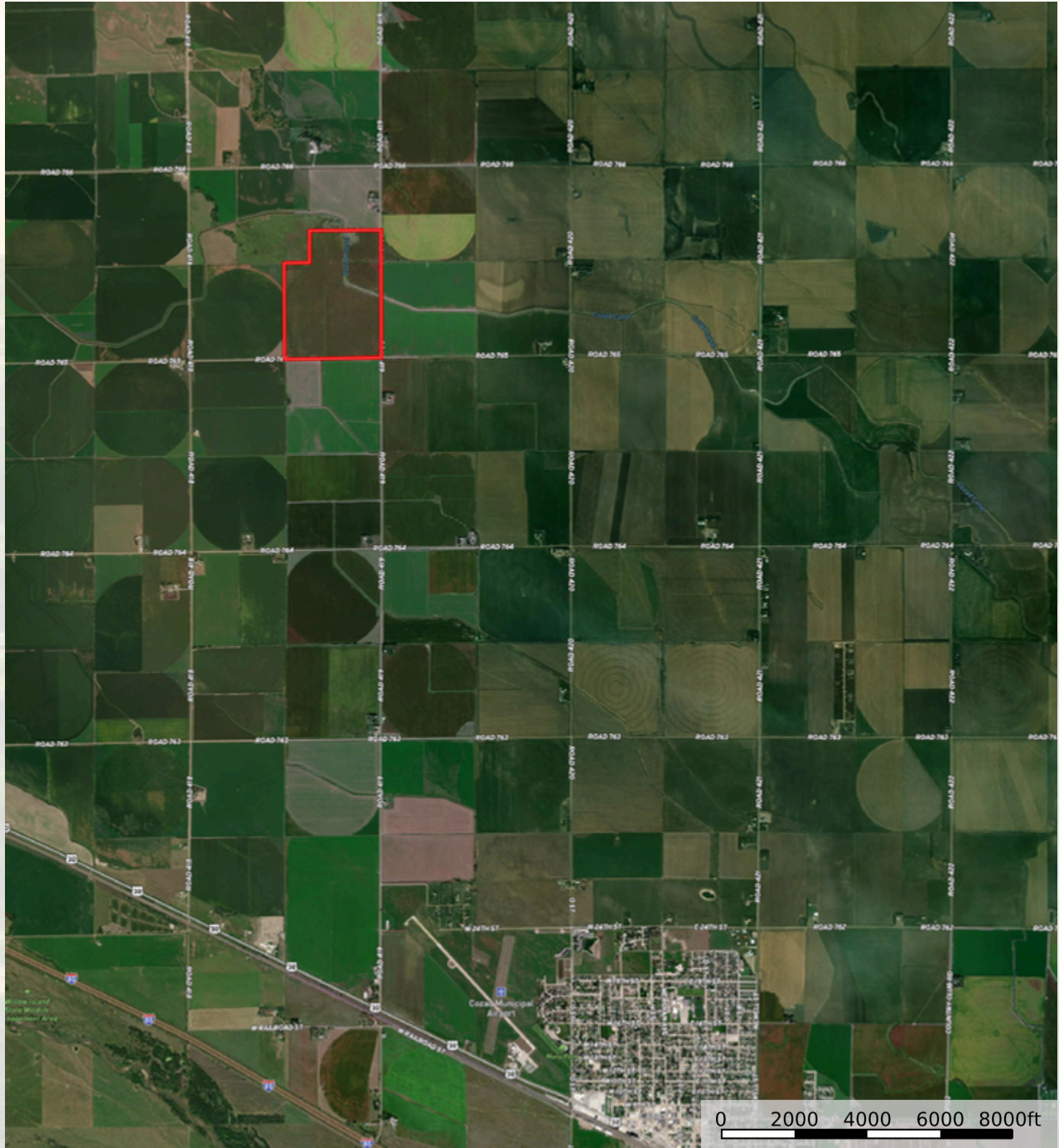


Aerial Map:





Location Map:



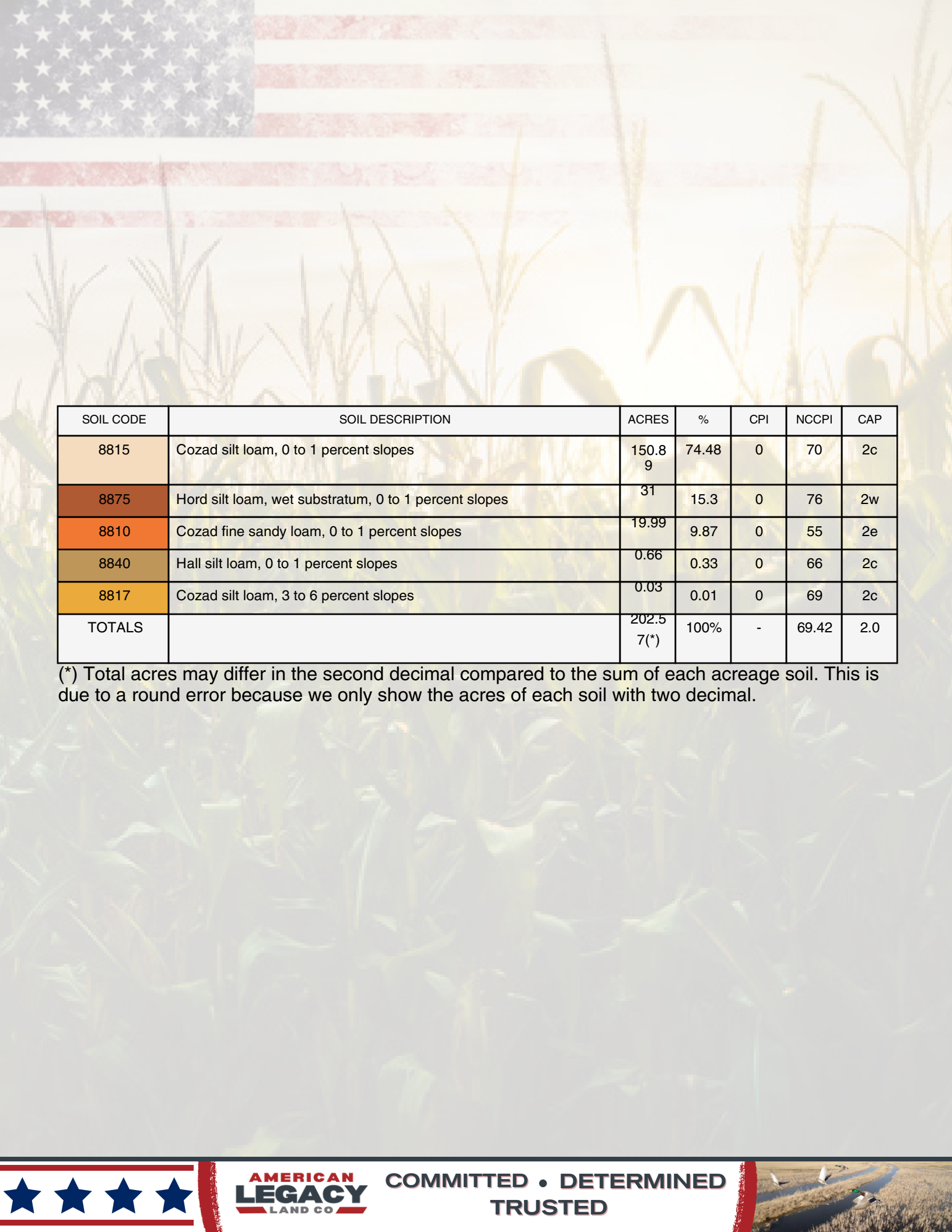
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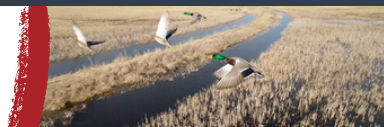
Soil Map:





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8815	Cozad silt loam, 0 to 1 percent slopes	150.89	74.48	0	70	2c
8875	Hord silt loam, wet substratum, 0 to 1 percent slopes	31	15.3	0	76	2w
8810	Cozad fine sandy loam, 0 to 1 percent slopes	19.99	9.87	0	55	2e
8840	Hall silt loam, 0 to 1 percent slopes	0.66	0.33	0	66	2c
8817	Cozad silt loam, 3 to 6 percent slopes	0.03	0.01	0	69	2c
TOTALS		202.57(*)	100%	-	69.42	2.0

(*) 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.



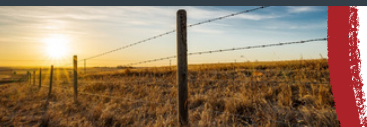




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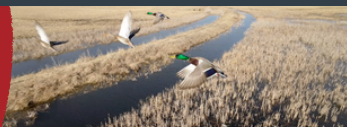






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Listing Agents:

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

PRESIDENT
AMERICAN LEGACY LAND CO.
308-325-2858
Bryan@AmericanLegacyLandCo.com