



FOR SALE

IRRIGATED FARM

Wallace, NE

1597.99 +/- Acres

OFFERED AT:

\$15,000,000

ABOUT THIS PROPERTY:

This highly productive 1,597.99± acre irrigated farm in southwestern Lincoln County, Nebraska, presents an exceptional opportunity to acquire a large, well-improved agricultural operation with 1,312 certified irrigated acres.

The property consists of 10 contiguous quarter sections of irrigated farmland three miles northeast of Wallace. Its extensive irrigation infrastructure includes 10 center-pivot systems supported by 10 electric-powered irrigation wells.





More About this Property:

The registered wells have reported production ratings ranging from 750 to 1,000 gallons per minute, with an average registry-reported capacity of approximately 915 gallons per minute per well. Recorded well depths range from 216 to 400 feet, while the original static water-level measurements range from 86 to 120 feet. All 10 pivots are located within the Middle Republican Natural Resources District.

With approximately 82% of the total property certified as irrigated, this farm offers the scale and infrastructure required for an efficient, high-capacity farming operation. Electric power enables streamlined irrigation management and potential operational advantages over fuel-powered pumping systems.

Productive Growing Region and Strong End-User Demand

The Wallace area is well suited for irrigated crop production. Southwestern Lincoln County's semi-arid climate, warm growing-season temperatures, abundant sunlight, and relatively low humidity—combined with dependable irrigation—create favorable growing conditions for corn, soybeans, alfalfa, grain sorghum, silage, and other forage and feed crops.

Irrigation allows an operator to manage moisture during critical stages of crop development, reducing dependence on seasonal rainfall and helping provide more consistent production. The farm's 10 electric wells and center-pivot systems provide the foundation needed to take advantage of the area's climate and growing conditions.

The property also benefits from its location within an active agricultural trade area. Local and regional cooperatives, grain elevators, feed yards, ethanol facilities, and livestock operations provide multiple potential outlets for grain and forage production.

Livestock feeding creates particularly important demand for locally grown corn, silage, hay, and other feed ingredients. Oppliger Feeders is located in Wallace, with additional cattle-feeding operations situated throughout Lincoln County and the greater North Platte region. The concentration of livestock production provides area farmers with access to end users and additional marketing alternatives for both grain and forage crops.

The farm is also positioned within reach of the established ethanol industry surrounding Sutherland and western Nebraska. Midwest Renewable Energy operates a dry-mill ethanol facility in Sutherland, providing another regional market associated with corn processing and livestock-feed coproducts.

This combination of productive irrigated farmland and proximity to grain, ethanol, and livestock markets may reduce transportation distances, broaden marketing alternatives, and provide greater flexibility in deciding where and when to sell production.

Grain Storage and Operational Improvements

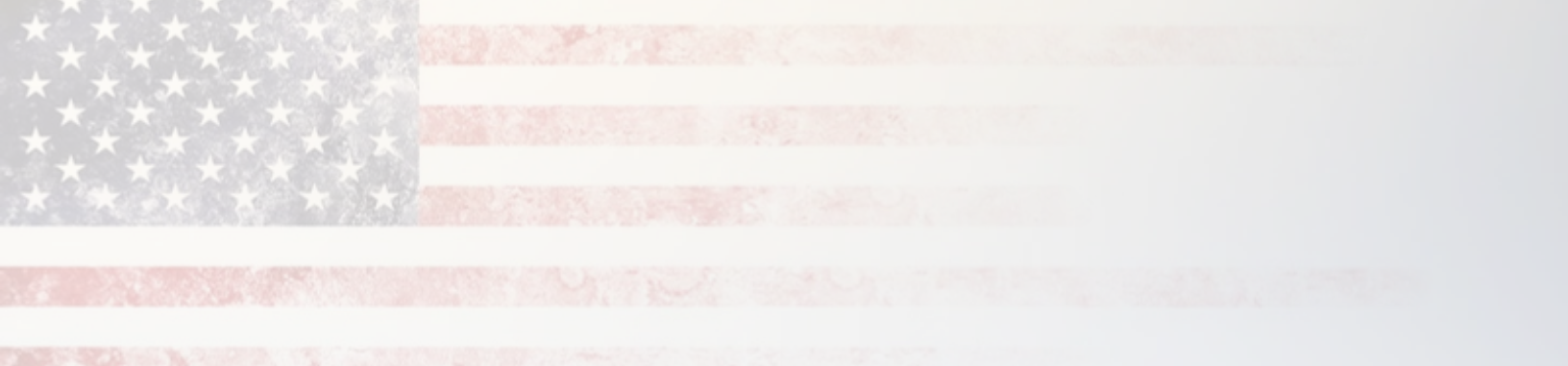
Two grain bins provide about 50,000 bushels of storage each, for roughly 100,000 bushels of combined on-site grain storage.

This storage can improve harvest efficiency, reduce dependence on commercial storage, and give an operator greater control over the timing and delivery of grain. Storing production on the farm may also allow an owner to evaluate alternative markets and delivery periods instead of being required to move the entire crop directly from the field at harvest.



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With nearly 1,600 acres, 10 center pivots, 10 active registered irrigation wells, electric power, and substantial grain-storage capacity, this property is ideally suited for an established producer looking to expand, a large-scale operator seeking an efficient production unit, or an agricultural investor pursuing a significant income-producing land asset.

Located near Wallace, the farm benefits from an established agricultural community and access to regional grain markets, transportation routes, equipment dealers, agronomy services, ethanol production, and livestock-feeding operations. The combination of scale, irrigated production, electric infrastructure, on-site storage, and proximity to multiple end users makes this a rare and compelling Nebraska agricultural offering.

County acreage and land-use figures are based on Lincoln County Assessor records. Well information is based on Nebraska's registered groundwater-well database. Registry acres, completion-date pumping rates, static levels, and pumping levels are historical registration figures and should not be interpreted as current performance tests, certified irrigated acreage, or current water allocations. Buyers should independently verify well condition, electrical equipment, pumping capacity, certified acres, flowmeter records, grain-bin capacity, and applicable Middle Republican NRD allocations and regulations.

Directions: From Wallace, travel 1 mile north on Highway 25 to Fear Rd. Turn east on Fear Rd. for 2 miles, then turn north for 1 more mile. The property will be on the north side of Fear Road.

Legal Description: SW1/4 28-11-33, 160 A., SE1/4 28-11-33, 160 A., E1/2 32-11-33, 320 A., W1/2 32-11-33, 320 A., ALL 33-11-33, 640 A. - 1600 total acres in Lincoln County, NE (legal to govern)

2025 Taxes: \$56,370.36

Income Potential: Cash rent

FEATURES:

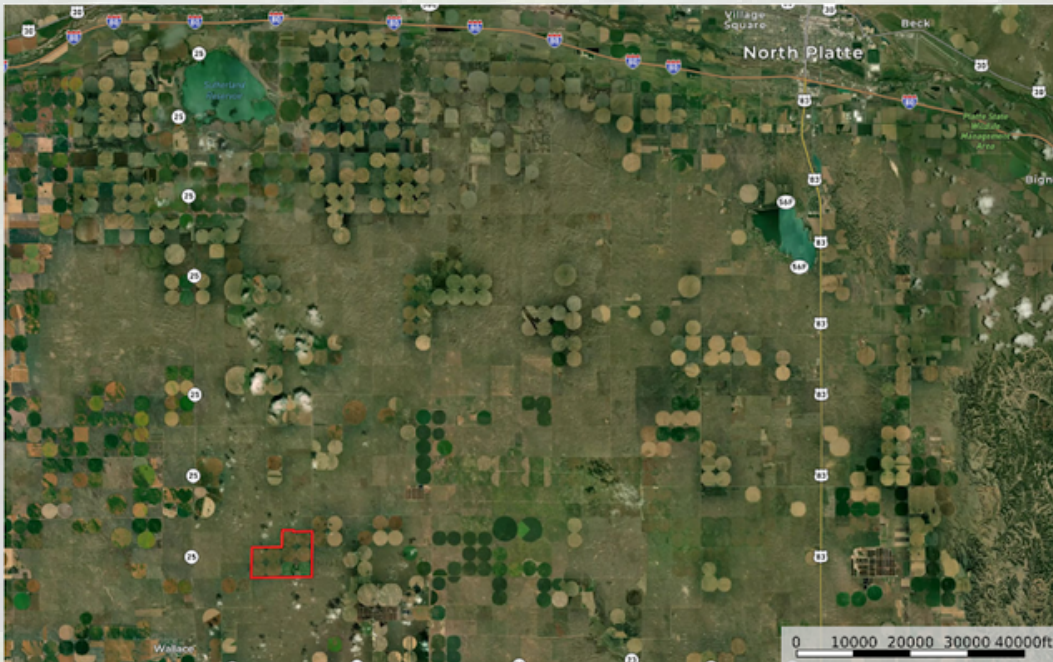
- 1597.99 +/- acres
- 1312 +/- certified irrigated acres
- 10 center-pivot irrigation systems
- 10 electric-powered irrigation wells
- 100,000 bushels of combined on-site storage



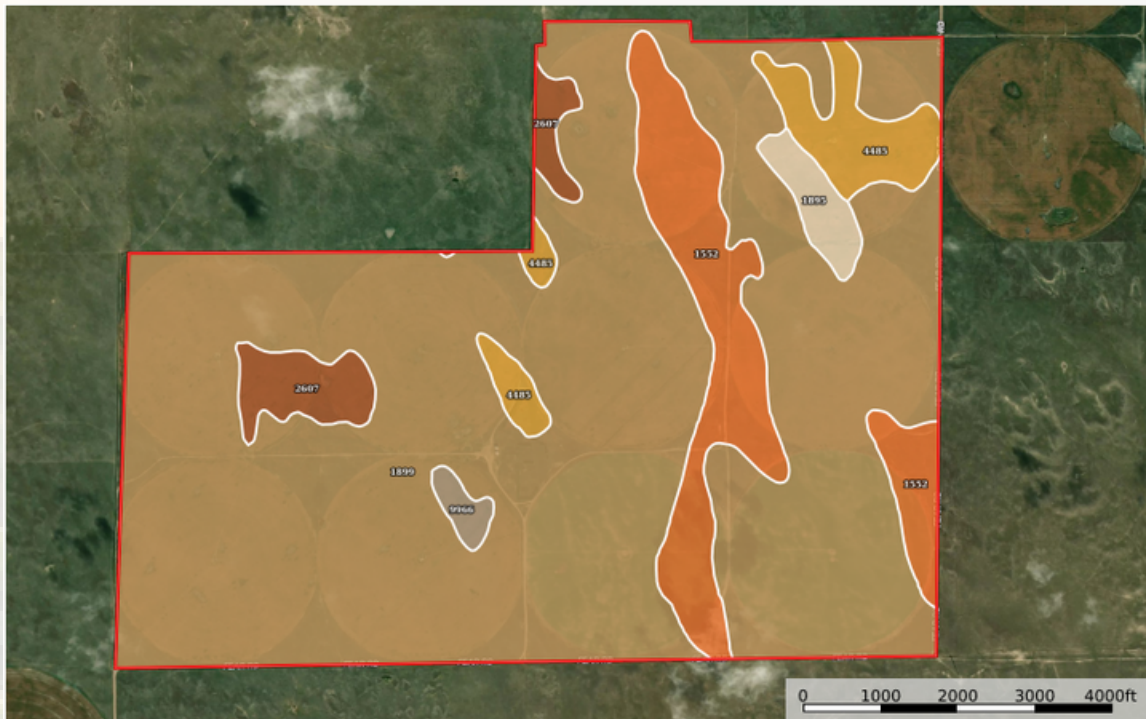
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AND SELL LAND



Aerial and Proximity Maps:



Soil Map:

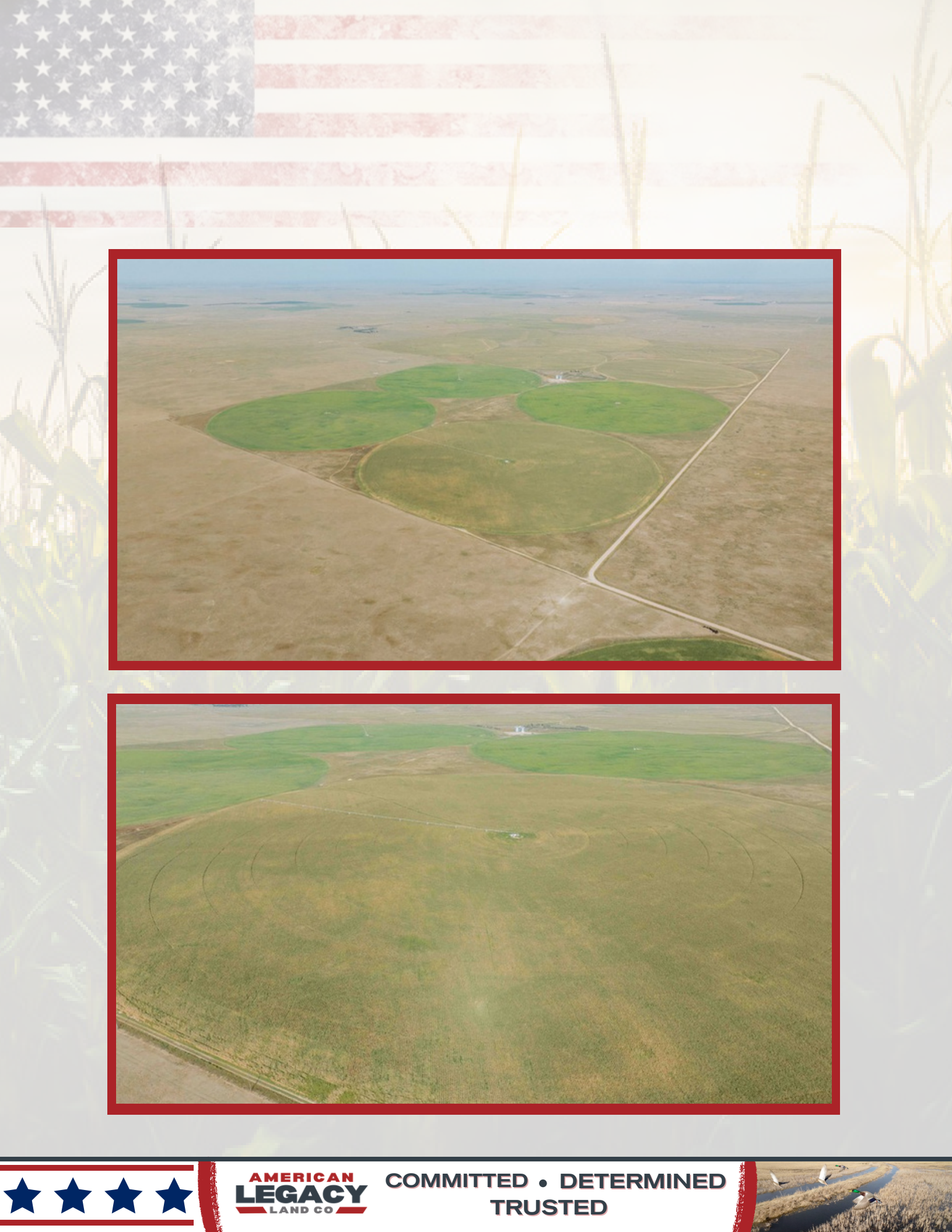


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1899	Valent sand, rolling	1299.49	80.22	0	10	6e
1552	Dailey-Valent loamy fine sands, 0 to 6 percent slopes	165.98	10.25	4	26	6e
4485	Dunday loamy fine sand, 0 to 3 percent slopes	70.35	4.34	52	32	4e
2607	Hersh-Valentine loamy fine sands, 0 to 6 percent slopes	49.65	3.06	0	41	4e
1895	Valent loamy sand, 0 to 3 percent slopes	24.27	1.5	0	20	6e
9966	Blown-out land	10.2	0.63	0	-	7e
TOTALS		1619.94(*)	100%	2.67	13.63	5.86

(*) 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.

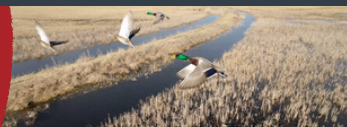






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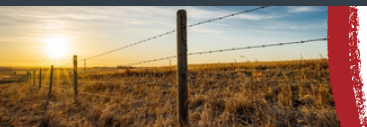




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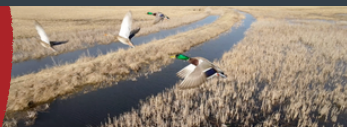






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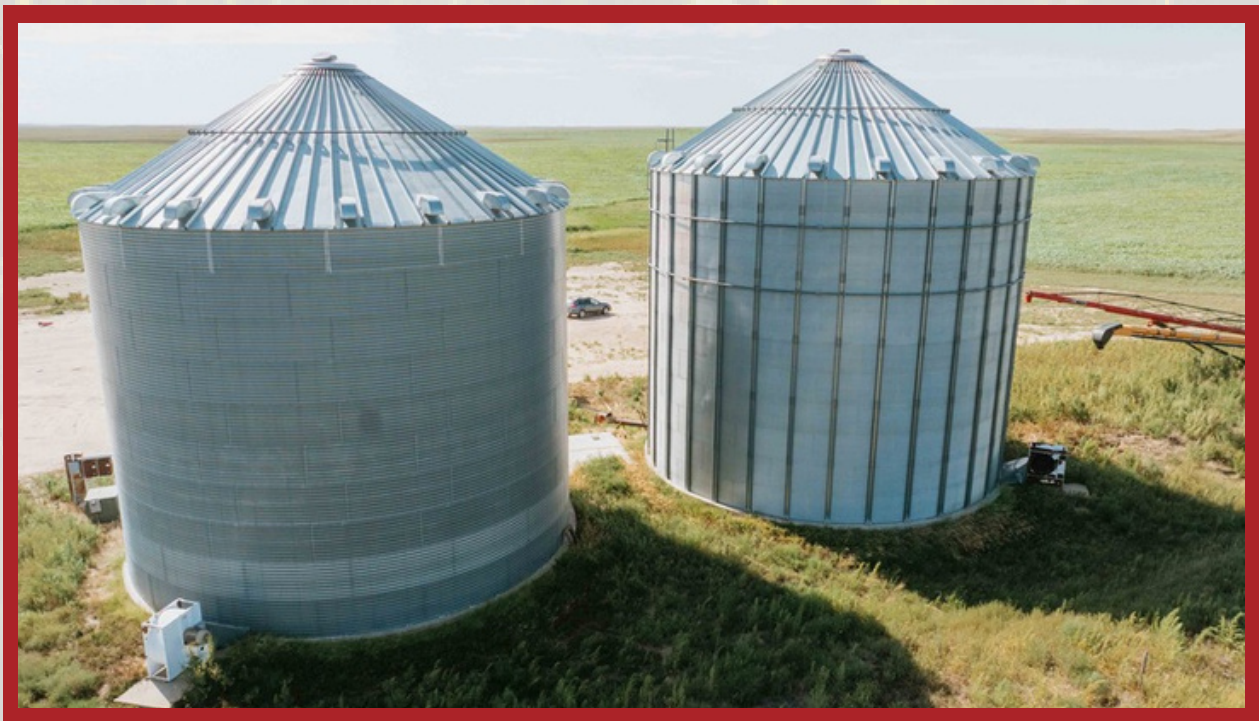
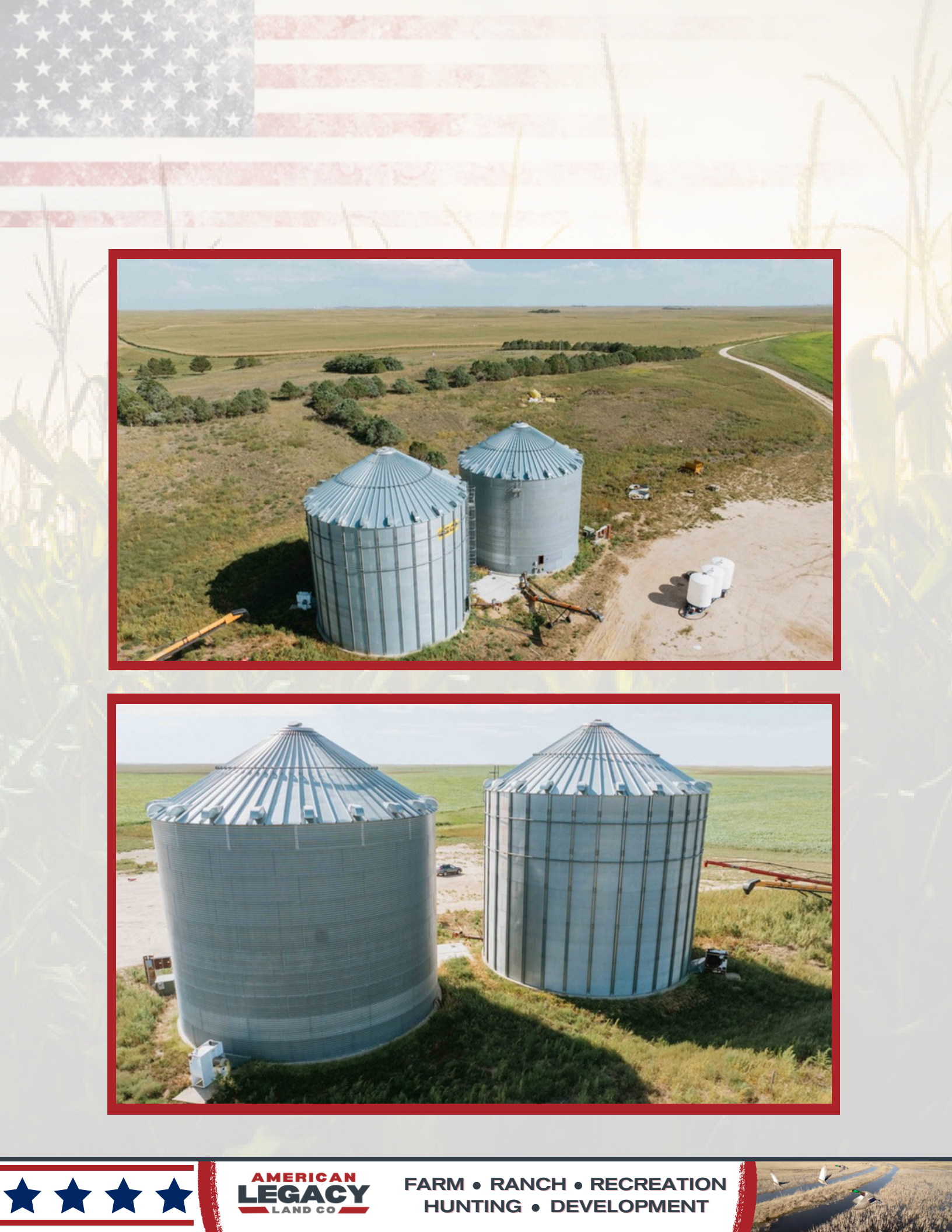
FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





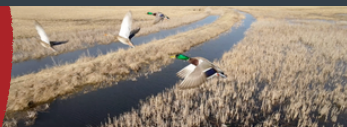






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Listing Agents:

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

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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

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