

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**ROCK COUNTY
INVESTMENT**

Bassett, Nebraska

480 +/- Acres

OFFERED AT:

\$2,500,000

ABOUT THIS PROPERTY:

An exceptional opportunity to acquire 480 contiguous acres of productive agricultural land near Bassett in Rock County, Nebraska. This impressive irrigated farm combines substantial certified irrigation, dependable groundwater resources, efficient center-pivot infrastructure, new fencing, and convenient access to agricultural markets.



More About this Property:

The property includes approximately 398 certified irrigated acres served by three Valley center pivots. Each pivot is supplied by its own irrigation well and motor, creating three independent irrigation systems and providing valuable operational flexibility. The wells reportedly pump from depths of about 31 to 110 feet and can deliver up to 1,000 gallons per minute.

Situated above the Ogallala Aquifer, the farm benefits from an outstanding groundwater resource. The property is reportedly located in an area without irrigation allocations or pumping restrictions, offering significant production potential for its next owner.

The remaining approximately 82 acres consist of hay and grassland, creating additional opportunities for forage production and livestock grazing. New high-tensile fencing was installed earlier this year to improve livestock control, pasture utilization and overall grazing management. This recent improvement further enhances the property's versatility for an operator seeking to combine irrigated crop or forage production with a livestock program.

Contiguous irrigated farms of this size are seldom offered as a single unit. The combination of three Valley pivots, three individual irrigation wells, nearly 400 certified irrigated acres, newly installed high-tensile fencing and a location within one of Nebraska's established agricultural regions makes this property well suited for an expanding producer, cattle operator or agricultural investor.

Rock County sits in the heart of Nebraska cattle country, where strong demand for corn, forage, and feed grains is supported by area livestock operations and agricultural end users. The farm's irrigation infrastructure, groundwater potential, livestock improvements and access to established markets create an attractive opportunity for immediate agricultural use and long-term land ownership.



With nearly 400 certified irrigated acres, three independently supplied Valley pivots and newly installed livestock fencing, this 480-acre farm represents a rare opportunity to acquire a sizable, contiguous and highly versatile agricultural property in north-central Nebraska.

*All certified irrigated acres, well registrations, pumping capacities, and applicable groundwater regulations should be independently verified with the appropriate Natural Resources District and state agencies.

Give us a call today to see if this could be the next addition to your operation or portfolio.

Buy land....they aren't making any more of it!!

Directions: Two miles north and one mile east of Bassett, Nebraska.

Legal Description: 480 total acres located in 26-31-19 SW1/4 160 AC, 26-31-19 SE1/4 160 AC, 35-31-19 NE1/4 160 AC in Rock County, Nebraska.

Taxes: \$9313

Available for 2027

FEATURES:

- 480± contiguous acres
- Approximately 398 certified irrigated acres
- Three Valley center pivots
- Three irrigation wells
- Located above the Ogallala Aquifer
- No current irrigation allocation or pumping restrictions
- New high-tensile fencing installed earlier this year
- Improved livestock control and grazing management
- Convenient location near Bassett, Nebraska



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AND SELL LAND**



Rock County Irrigated Investment Farm Irrigation Data:

PARCEL 2: 398 irrigated acres

NE1/4 35-31-19

10 Tower Valley Natural Gas Engine

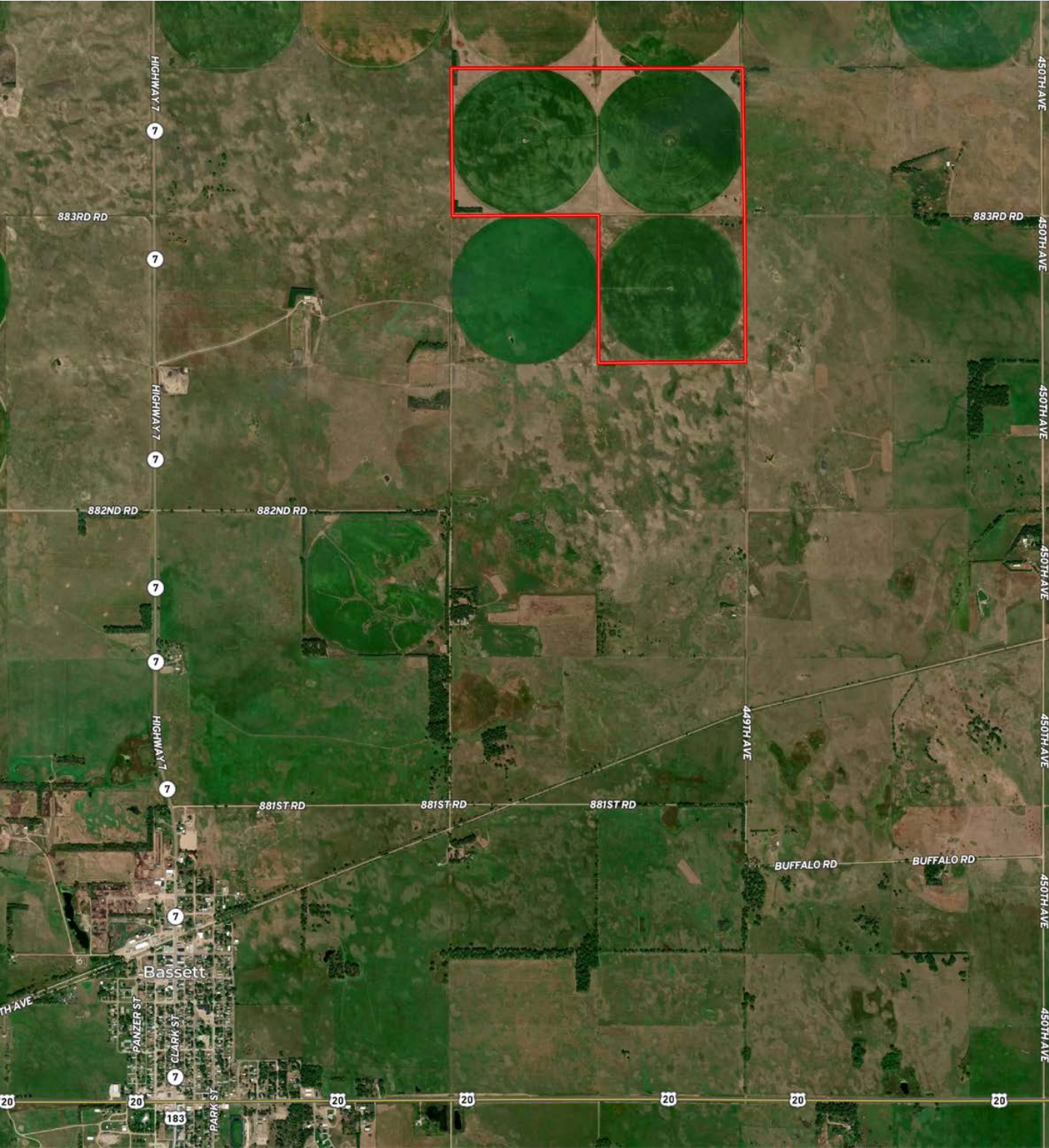
SE1/4 26-31-19

8 Tower Valley Pivot Isuzu natural Gas Engine

SW1/4 26-31-19

10 Tower Valley Pivot Diesel Engine

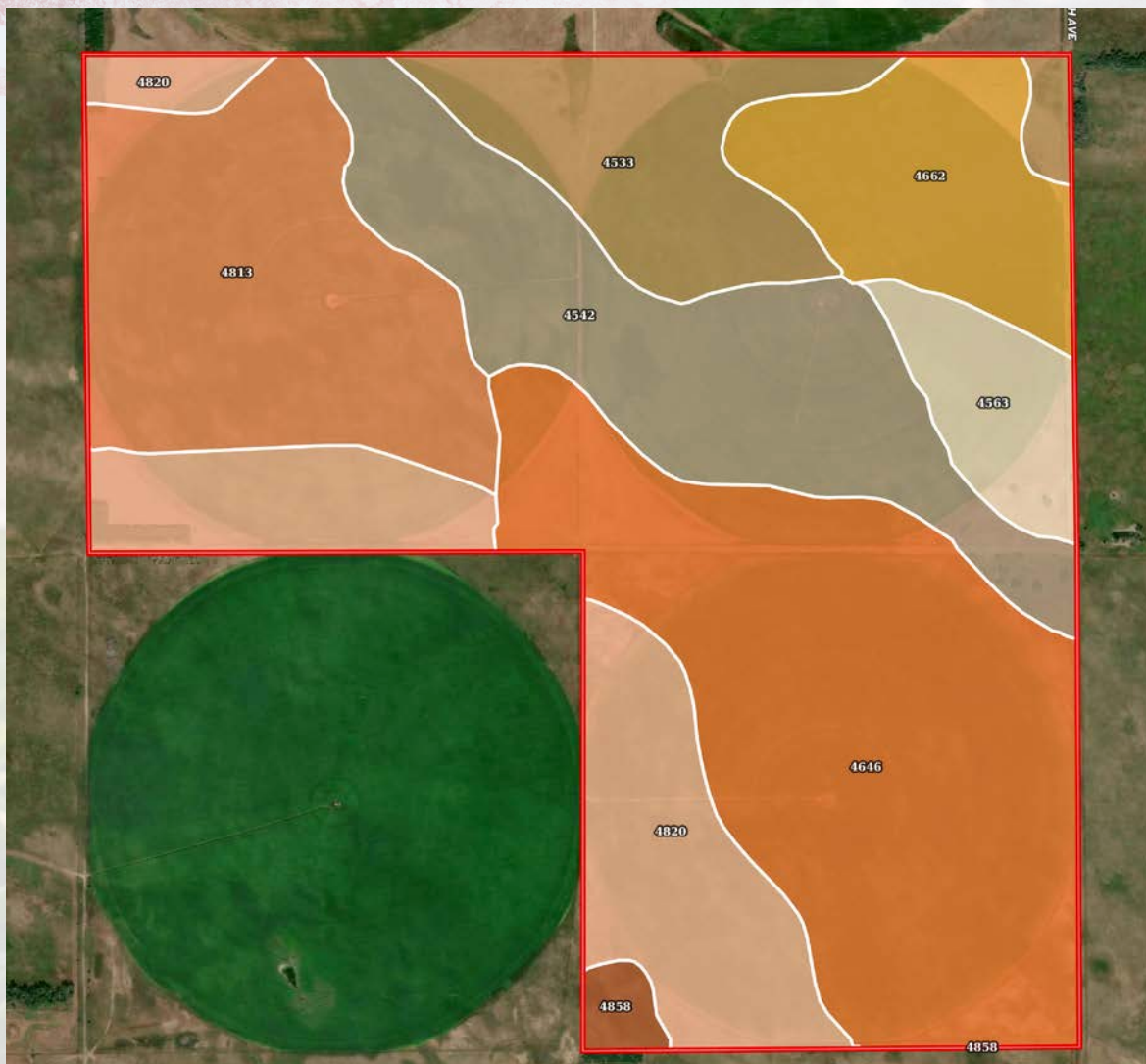




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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4646	lpage loamy fine sand, 0 to 3 percent slopes	135	28.55	53	31	4e
4542	Els-lpage complex, 0 to 3 percent slopes	78.28	16.56	0	26	6w
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	77.78	16.45	0	33	4e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	72.31	15.29	0	32	6e
4533	Els loamy sand, 0 to 3 percent slopes	44.84	9.48	0	30	4w
4662	Loup fine sandy loam, 0 to 1 percent slopes	40.84	8.64	30	26	5w
4563	Els-Tryon complex, 0 to 3 percent slopes	19.54	4.13	21	27	4w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	4.21	0.89	0	29	6e
TOTALS		472.8	100%	18.59	29.94	4.74



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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



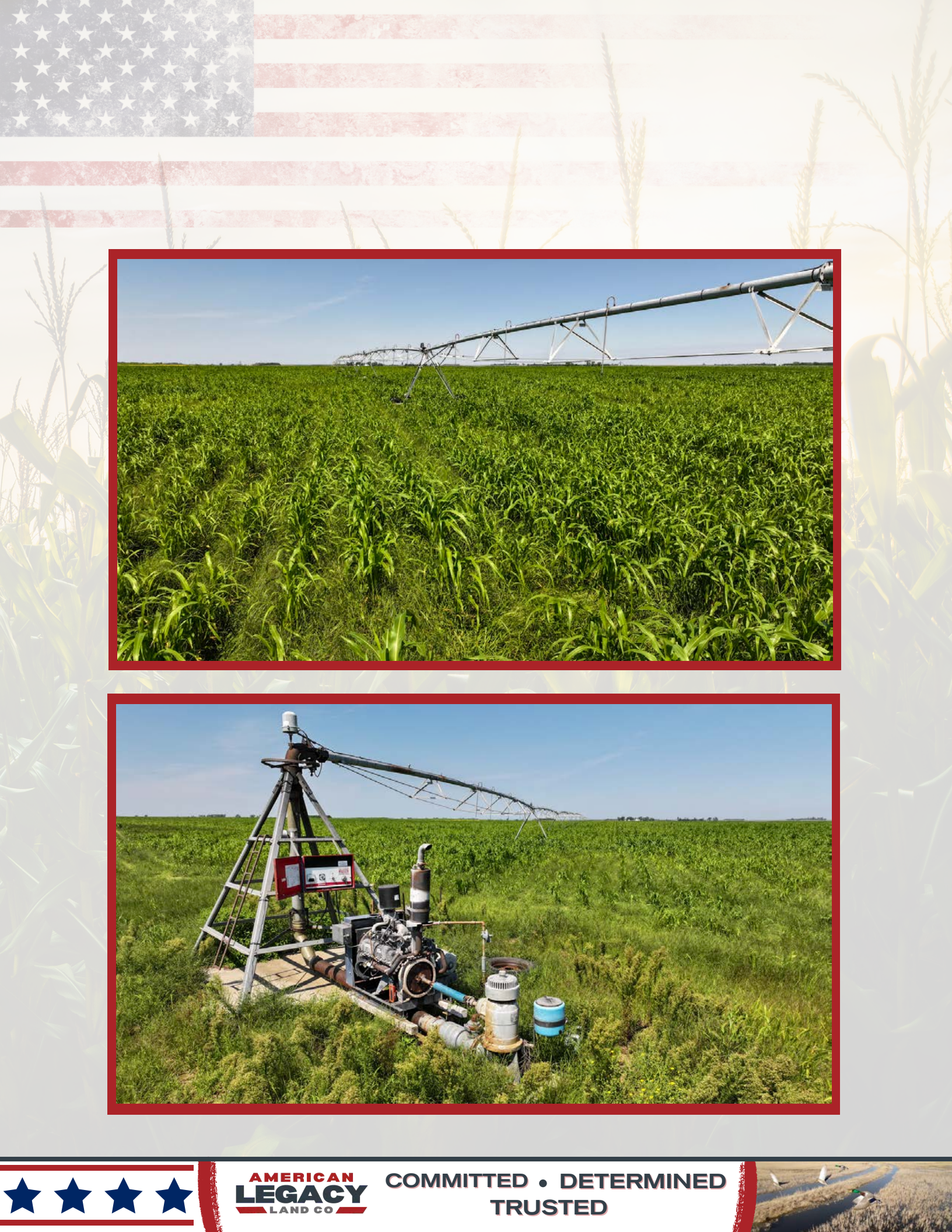
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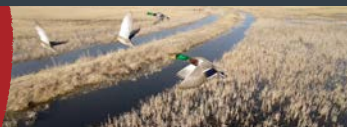
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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**COMMITTED • DETERMINED
TRUSTED**



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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

PRESIDENT
AMERICAN LEGACY LAND CO.
308-325-2858
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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