



FOR SALE

LAMAR VALLEY IRRIGATED FARM

Champion, NE

704.76 +/- Acres

OFFERED AT:

\$4,000,000

ABOUT THIS PROPERTY:

The Lamar Valley Irrigated Farm presents an outstanding opportunity to acquire a highly productive, large-scale irrigated farm in Chase County, Nebraska. Consisting of 704.76 +/- total acres, the property includes 648.3 +/- certified irrigated acres through the Upper Republican Natural Resources District—placing approximately 92% of the total acreage under certified irrigation.





More About this Property:

The farm has two Valley center pivots. Two active registered irrigation wells supply irrigation water, each equipped with a 150-horsepower electric motor. Nebraska state well records identify Well G-069323 at a registered capacity of 2,000 gallons per minute and Well G-069322 at 2,200 gallons per minute. Both wells are recorded at 340 feet in total depth with 10-inch pump columns, providing substantial irrigation infrastructure for the property's two Valley center pivots. The farm includes 648.3 +/- certified irrigated acres through the Upper Republican Natural Resources District. Electric-powered irrigation offers efficient operation without the fuel handling and maintenance requirements associated with diesel-powered systems. The combination of substantial certified water, center-pivot irrigation, and a high percentage of irrigated acreage makes this property well suited for continued agricultural production and long-term land investment.

Located in one of Nebraska's established irrigated farming regions, the property offers the scale and infrastructure experienced agricultural operators and investors seek. Chase County's agricultural economy, established water-management system, and access to regional grain elevators, livestock operations, and other agricultural end users further support the farm's productive potential.

A current oil lease is also in place on the property. The lease provides an additional consideration for prospective buyers and may offer supplemental income or future economic potential, subject to the terms of the existing lease and verification of mineral ownership, royalty interests, and assignability.

With 704.76 +/- contiguous total acres, 648.3 +/- certified irrigated acres, two Valley center pivots, two 150-horsepower electric wells, and an existing oil lease, the Lamar Valley Irrigated Farm represents a compelling opportunity to purchase a sizable irrigated agricultural asset in southwestern Nebraska.



**GROW YOUR
LEGACY**





Contact Nick Wells at 308-991-9544 or Bryan North at 308-325-2858 at American Legacy Land Co. for more information or to schedule your private tour today.

****All acreage figures, certified irrigated acres, well information, lease terms, mineral interests, equipment, and property details are subject to independent verification.**

Directions: From Champion, Nebraska, go south to 734 Rd, then head west for 7 miles to 320 Ave. Turn south and go an additional 5 miles south to 729 Rd. Go west for 2 miles; access to the property will be on the south side of the road. The property boundary is one-half mile south of 729 Rd.

Legal Description:

Chase County Parcel No. 150055218 - E1/2SW1/4; SE1/4 24-5-41 (240 A) 12/42 IF LC

Chase County Parcel No. 150055102 - PT 25-5-41 (241.27 A) 12/42 IF LC

Chase County Parcel No. 150058934 - PT W1/2 30-5-40 (223.49 A) 12/42 IF CRC

Taxes: 2025 taxes - \$14,436.00

FEATURES:

- 704.76 +/- Acres
- 648.3 +/- certified irrigated acres
- Approximately 92% certified irrigated
- Two Valley center pivots
- Two 150-horsepower electric irrigation wells
- Existing oil lease
- Large, efficient operating unit



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AND SELL LAND



**CHASE COUNTY.
NEBRASKA**

Aerial Map:





Location Map:

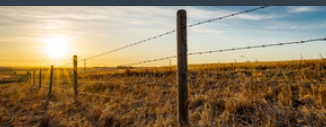
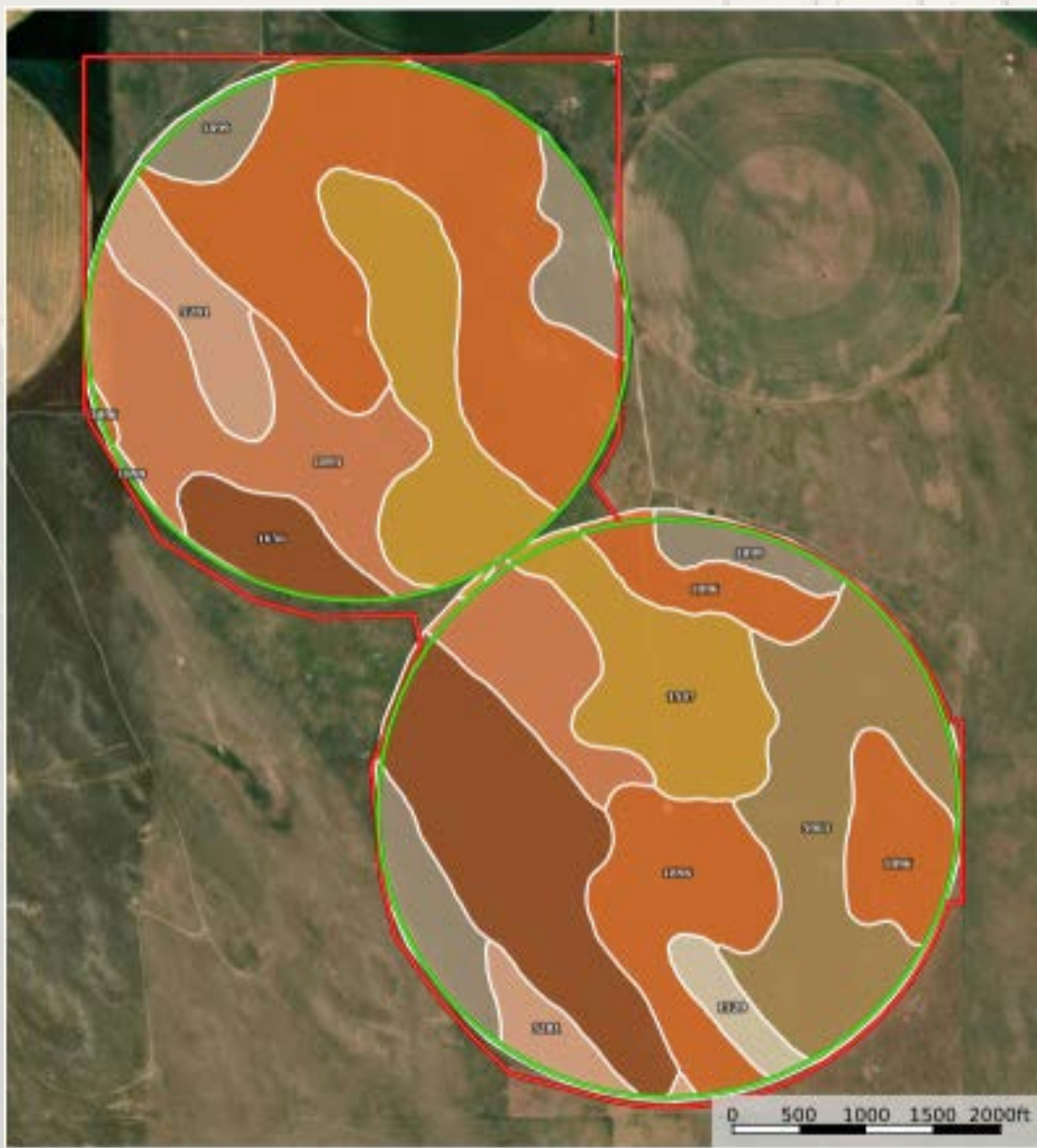


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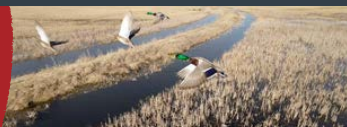
Soil Map:



Soil Map:

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1896	Valent loamy sand, 3 to 9 percent slopes	204.95	31.71	0	19	6e
1547	Dailey loamy sand, 0 to 3 percent slopes	96.77	14.97	0	31	4e
1656	Laird fine sandy loam, 0 to 2 percent slopes	88.77	13.74	0	15	4s
1895	Valent loamy sand, 0 to 3 percent slopes	84.72	13.11	0	20	6e
5965	Jayem fine sandy loam, 0 to 3 percent slopes	72.97	11.29	0	42	3e
1899	Valent sand, rolling	54.67	8.46	0	10	6e
5281	Vetal fine sandy loam, 0 to 3 percent slopes	34.15	5.28	0	47	2e
1520	Ascalon fine sandy loam, 1 to 3 percent slopes	9.23	1.43	0	39	2e
TOTALS		646.23(*)	100%	-	23.98	4.82

(*) 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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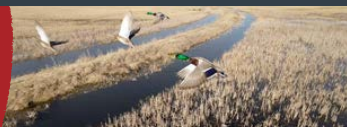






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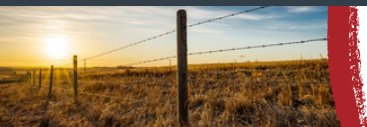
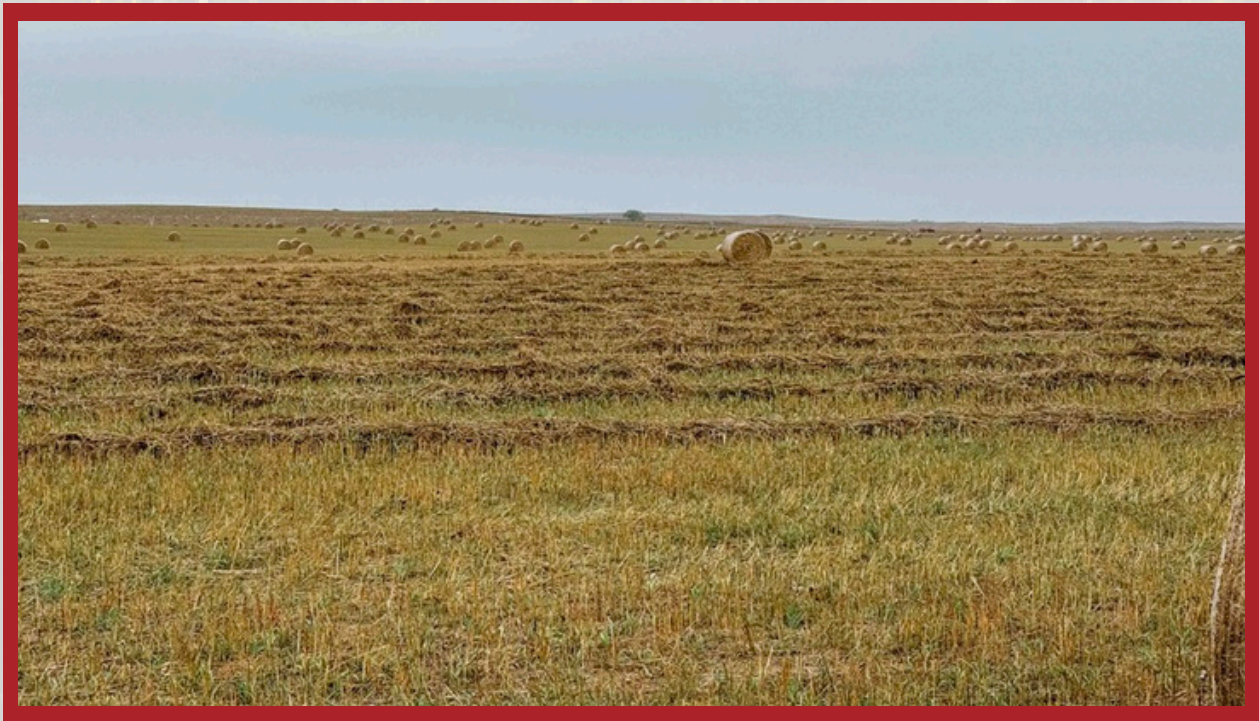
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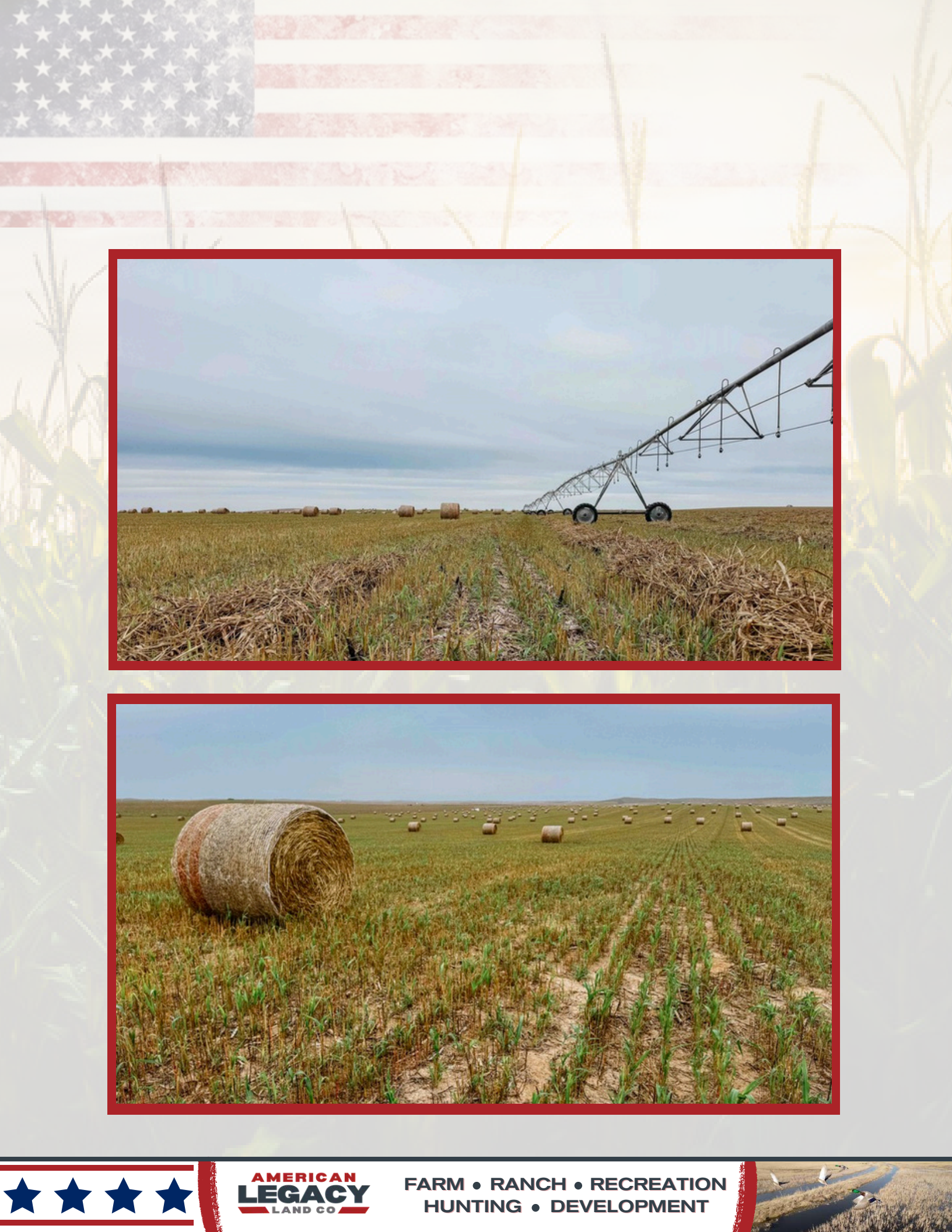
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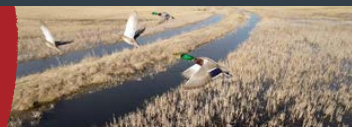
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Listing Agents:

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

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