



FARM AUCTION

December 17, 2026 @ 10:00 a.m.
Elwood American Legion
104 Rockford St. Elwood, NE

*HYBRID COMBINATION LIVE AND ONLINE AUCTION *ONLINE BIDDING BEGINS DECEMBER 1ST ON AUCTIONTIME.COM.*

GOSPER COUNTY FARM

Gosper County, NE

238 +/- Acres

ABOUT THIS PROPERTY:

American Legacy Land Company will offer 238 +/- acres in Gosper County, Nebraska, at a hybrid auction featuring both live and online bidding.

This property offers a versatile combination of tillable farmland, hay meadow, and grassland pasture, making it well suited for crop production, hay harvest, and livestock grazing. The shelter belt and creek area also offer excellent upland game and deer hunting opportunities.

Approximately 90 +/- acres are tillable farmland, 140 +/- acres are grassland pasture, and the remaining 8 +/- acres are shelterbelts and roads.



www.AmericanLegacyLandCo.com





More About this Property:

A new solar-powered livestock well and new fencing along the north and east sides of the property enhance its grazing capabilities. These improvements provide livestock water and support livestock management, adding practical value for buyers looking to expand their agricultural operation.

Whether you are seeking additional crop acres, hay production, or livestock pasture, this tract offers multiple agricultural uses in one property.

Join us at the American Legion in Elwood, Nebraska, on December 17, 2026, at 10:00 a.m., or participate online. Online bidding begins December 1, 2026.

Please contact Dustin O'Hanlon at 308-325-7987 or Nick Wells at 308-991-9544 with American Legacy Land Company for more details or to schedule your private showing.

All information is believed to be accurate but is not guaranteed. Acreages, land-use classifications, legal descriptions, and property details are approximate and subject to verification. Buyers are responsible for conducting their own inspections and verifying all information to their satisfaction. The property will be sold subject to the published auction terms and conditions. Announcements made on auction day take precedence over previously published information. All agents of American Legacy Land Company are Exclusive Agents of the sellers, and all bidders and buyers are to be represented as Customers only and will be required to sign the State Agency Disclosure when signing the Purchase Agreement.

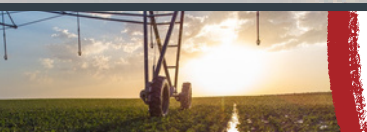
Taxes: \$1400.36

Farm Location: PT NW 1/4; PT NE 1/4; N 1/2-SE 1/4 19-6-23 238.76A Gosper County, Nebraska - legal to govern

Directions: From Elwood, go south on Highway 281, turn right/west onto Highway 18. Continue west on Highway 18 for approximately 4 miles. Turn left/south onto County Road 421. Continue south on County Road 421 for one mile. The Gosper County 240 is on the west side of County Road 421, south of Road 735.

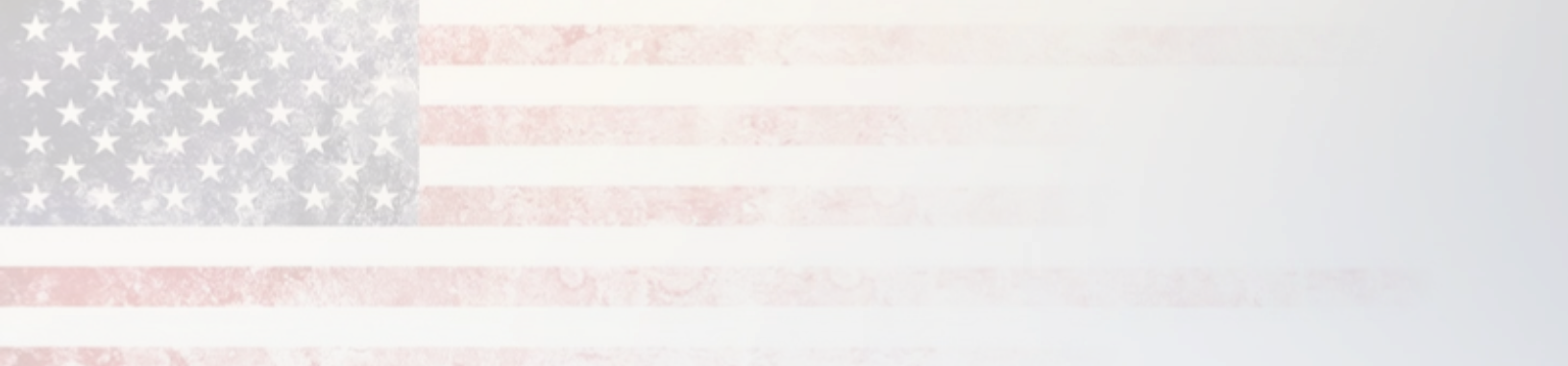
FEATURES:

- 238± total acres
- 90± acres of tillable farmland
- 140± acres of grassland pasture
- New solar-powered livestock well
- New fencing on two sides



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Auction Terms and Conditions:

****NOTE: ONLINE BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO BIDDING ONLINE AND THE START OF THE LIVE AUCTION!****

*****ALL SALES ARE FINAL!! HAVE FINANCES LINED UP IN ADVANCE**

*****ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY**

*****PLEASE SEE FULL LIST OF TERMS AND CONDITIONS**

*****PROPERTY SHALL BE OFFERED IN 1 TRACT**

*****Seller retains the right to approve or reject any and all bids.**

*****Buyer will have all farming rights to the land starting at closing.**

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% down payment due on the day of auction in good funds payable directly to Heldt, McKeone & Copley. The remainder of the purchase price shall be paid in certified funds at closing on approximately January 15th, 2027. Full possession will be given at closing. All 2026 real estate taxes shall be paid by Seller. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections. Please have all arrangements made prior to the sale.

American Legacy Land Co. Nicholas Wells and Dustin O'Hanlon are the exclusive agents of the seller.

Seller retains the right to approve or reject any and all bids. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and are not intended to be actual property lines. Any and all fences may or may not fall on the exact property line.

Please arrive in advance of the auction to review any necessary inspections, notices, changes, corrections, or additions to the auction information.

All announcements on the auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgment to determine the age, condition, accuracy, and value of items prior to bidding. All sales are final once the auctioneer announces "sold." All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.

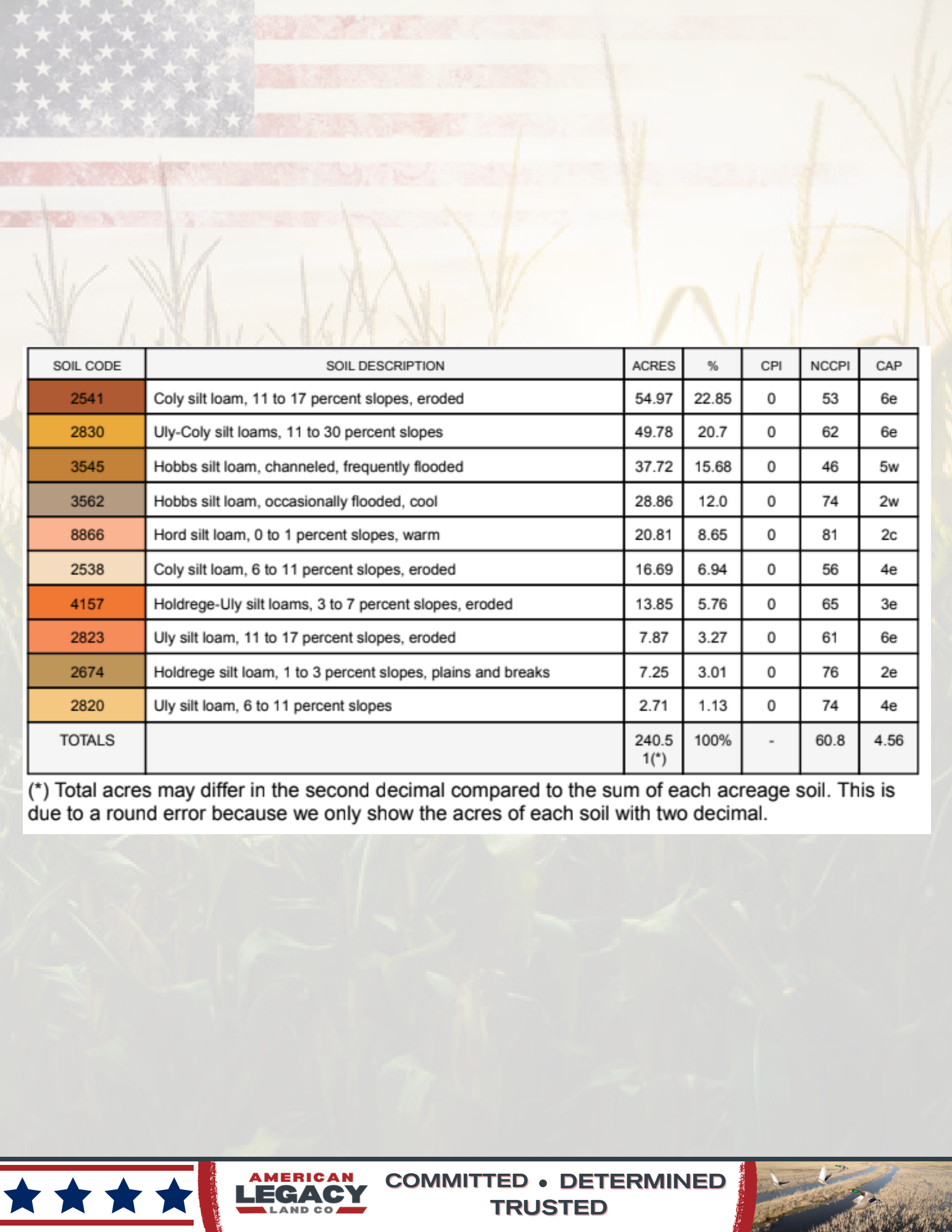


Aerial Map:



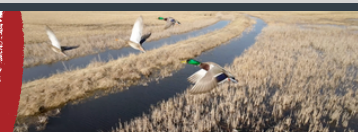
Soil Map:





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2541	Coly silt loam, 11 to 17 percent slopes, eroded	54.97	22.85	0	53	6e
2830	Uly-Coly silt loams, 11 to 30 percent slopes	49.78	20.7	0	62	6e
3545	Hobbs silt loam, channeled, frequently flooded	37.72	15.68	0	46	5w
3562	Hobbs silt loam, occasionally flooded, cool	28.86	12.0	0	74	2w
8866	Hord silt loam, 0 to 1 percent slopes, warm	20.81	8.65	0	81	2c
2538	Coly silt loam, 6 to 11 percent slopes, eroded	16.69	6.94	0	56	4e
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	13.85	5.76	0	65	3e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	7.87	3.27	0	61	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	7.25	3.01	0	76	2e
2820	Uly silt loam, 6 to 11 percent slopes	2.71	1.13	0	74	4e
TOTALS		240.5 1(*)	100%	-	60.8	4.56

(*) 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.



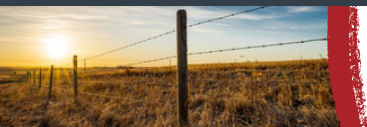


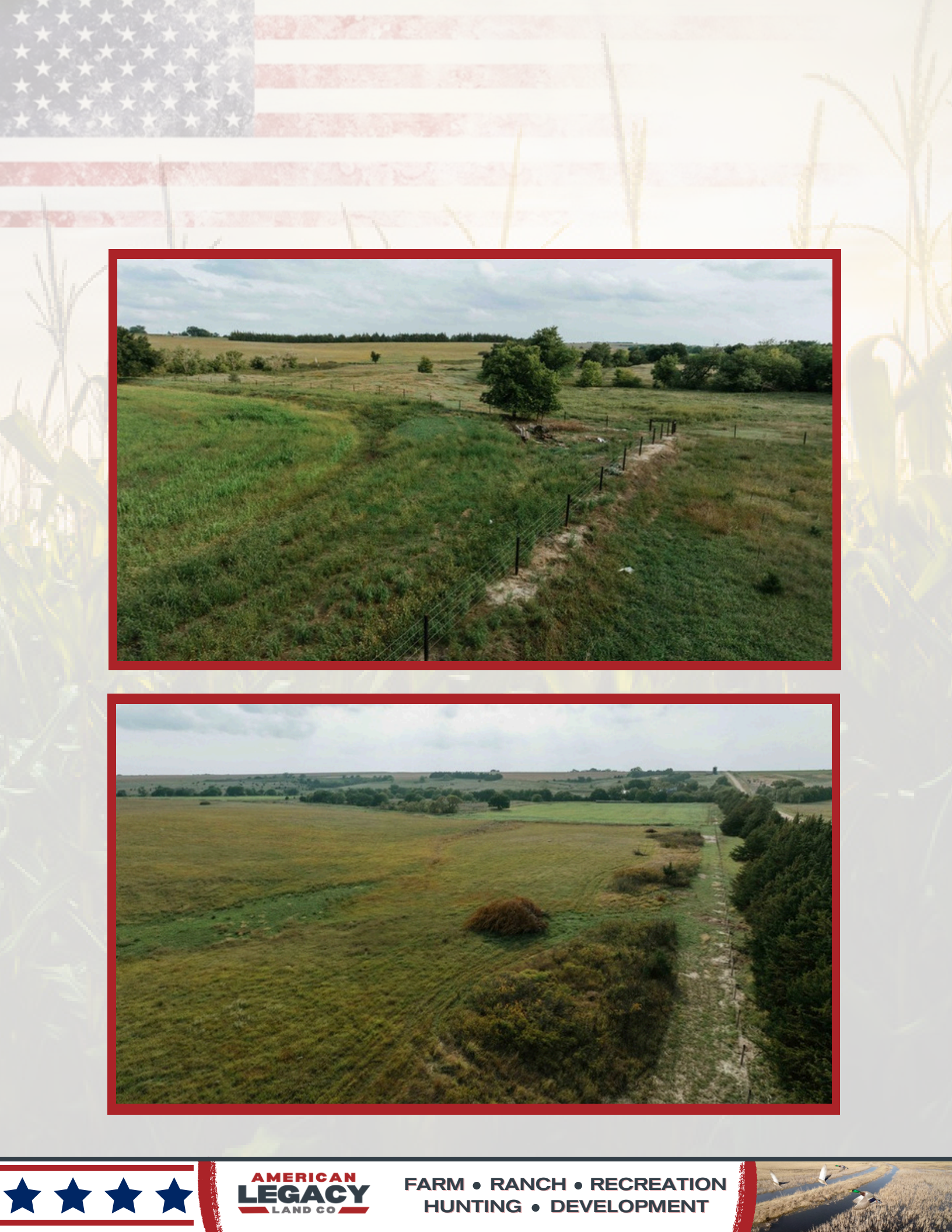


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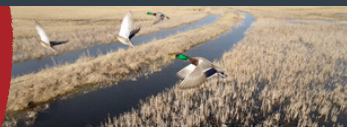






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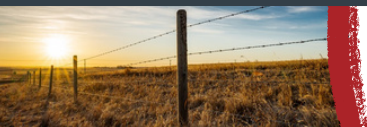




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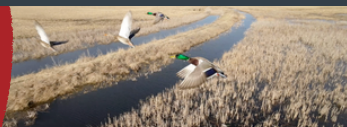






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Listing Agents:

Dustin O'Hanlon brings real-life ag experience and a strong understanding of farm ground to the American Legacy Land Company team. He's passionate about helping people buy and sell land with confidence, whether it's a family farm, an investment, or a piece of recreational ground. Known for being down-to-earth and easy to work with, Dustin focuses on building trust and making the process as smooth as possible.

He lives in central Nebraska with his wife and their busy trio of triplets, where they enjoy the rural lifestyle and staying connected to the ag community. Dustin's excited to be part of a team that shares his values and commitment to doing things the right way.



Dustin O'Hanlon

LAND AGENT
AMERICAN LEGACY LAND CO.
308-325-7987
Dustin@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

VICE PRESIDENT
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Nick@AmericanLegacyLandCo.com