



FOR SALE

DRYLAND FARM GROUND AND WETLAND PASTURE

Kearney County, NE

410.39+/- Acres

OFFERED AT:

\$1,663,000

ABOUT THIS PROPERTY:

Two parcels of highly productive dryland crop ground and a turnkey pasture.

410.3 +/- acres in total but can be sold separately.

All are open for 2024.

Parcel 1: 94.62 +/- Acres \$473,000

Parcel 2: 157.95 +/- Acres \$800,000

Parcel 3: 157.82 +/- Acres \$390,000



Parcel 1



Parcel 2



Parcel 3



More About this Property:

Parcel 1: 94.62+/- acres of dryland crop ground located on the east side of Norman Nebraska in 21-6N-13W of Kearney County. This highly productive dryland parcel has an APH of 152 bushels of corn per acre and consists of Holdrege Silt Loam soils. With its proximity to town, many grain elevators and end users, this dryland farm will make a great addition to anyone's land portfolio.

Parcel 2: 157.95 acres of highly productive nice laying dryland crop ground located at the SE1/4 of 30-6N-13W in Kearney County, Nebraska just Southwest of Norman on good county-maintained roads. This 1/4 section of dryland consists mostly of Holdrege Silt Loam soils. With an APH of 144 bushels of corn per acre and being located in an area with multiple competitive end users, this farm will make a great addition to an investors portfolio or an operator's existing operation.

List Prices (can be sold separately):

Parcel 1 Norman Tract: 94.62 acres - \$473,000.00

Parcel 2 Cemetery Tract: 157.95 acres - \$800,000.00

Total Acres: 252.57 +/- acres

Legal Description: 21-6N-13W Kearney County, SE1/4 30-6N-13W Kearney County, Nebraska

Taxes: Parcel 1 Norman Tract: \$2789.74

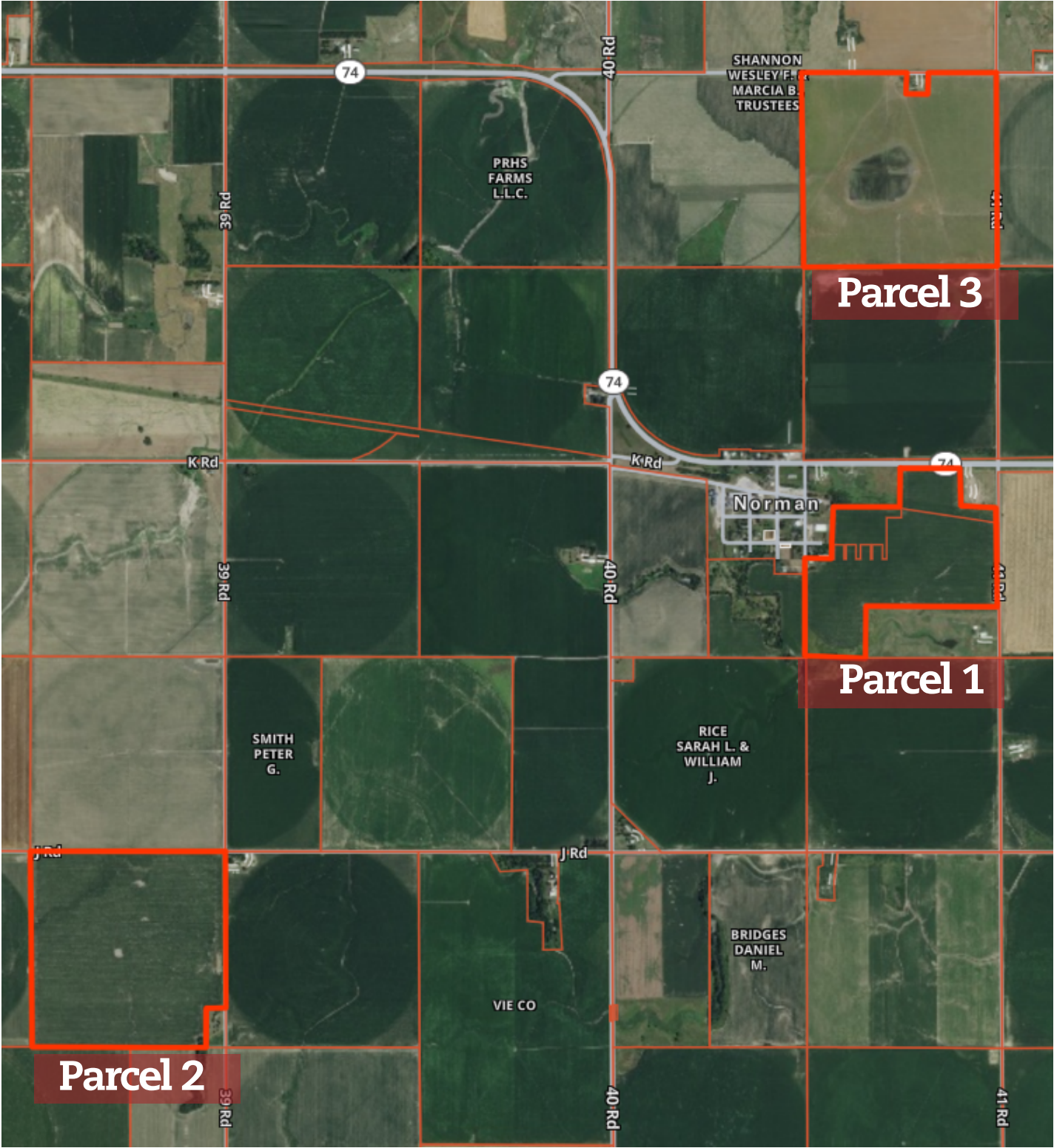
Taxes: Parcel 2 Cemetery Tract: \$5313.46

FEATURES:

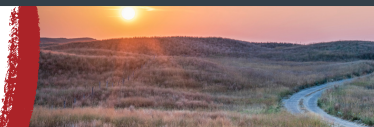
- Highly productive dryland crop ground
- Open for 2024
- Close proximity to town and grain elevators
- Well-maintained county roads

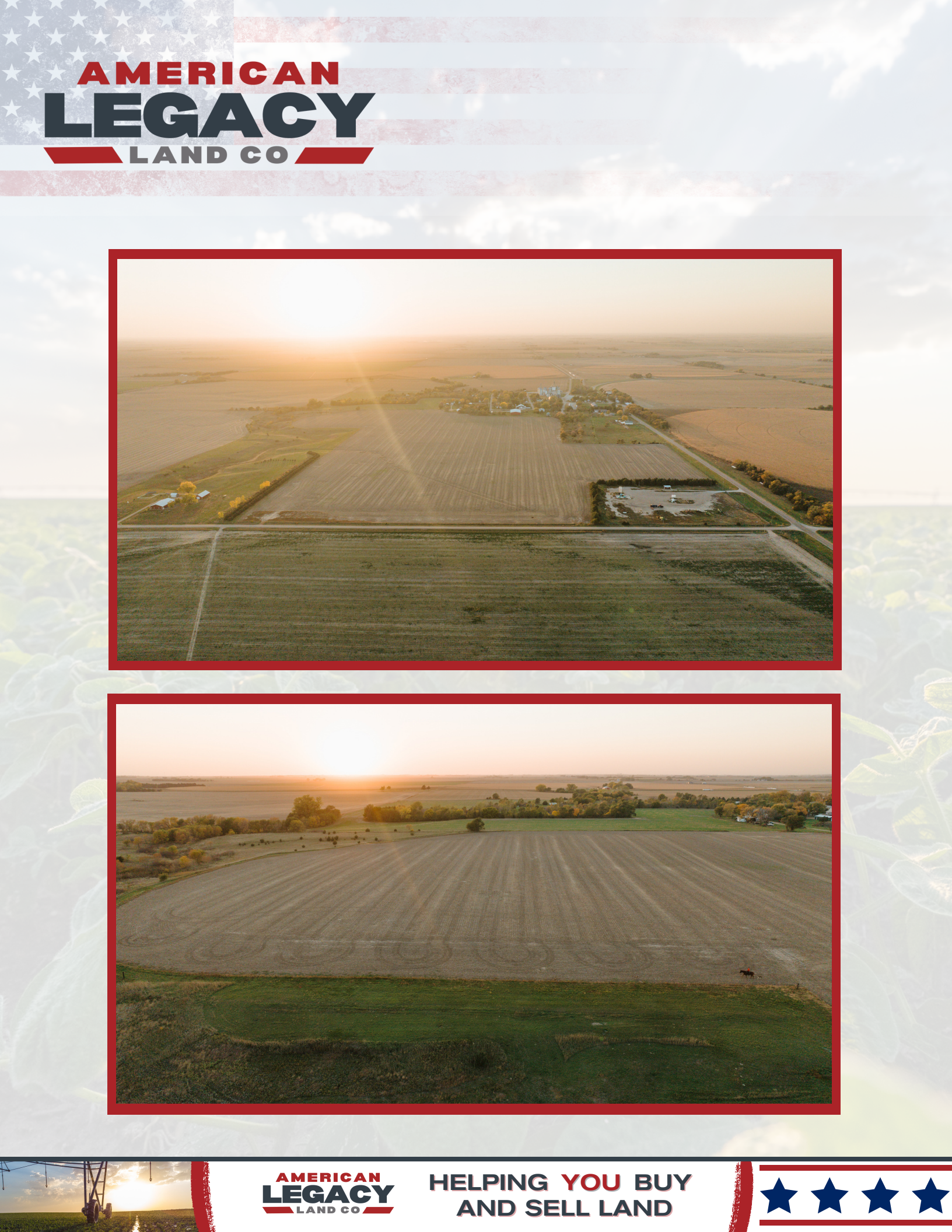


KEARNEY COUNTY,
NEBRASKA



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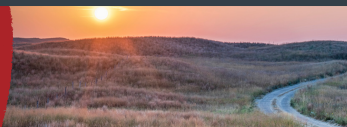
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More About this Property:

Parcel 3: 157.82+/- acres of very nice high quality grassland located in the NE1/4 of 16-6N-13W in Kearney County, Nebraska 1 mile North of Norman. This pasture is currently enrolled in WRP and could also be used as a phenomenal late season waterfowl hunting spot or leased to a hunter for additional income. It is currently open for the 2024 grazing season and could easily handle 60 pair for 5 months of grazing. This grazing property is surrounded with new barbed wire fence, watered by 2 high capacity electric wells, and is turnkey and ready to go. This is your chance to purchase a well located, highly productive pasture in south central Nebraska to add to your farm or expand your operation.

List Price: \$390,000.00

Total Acres: 157.82 +/- acres

Legal Description: NE1/4 16-6N-13W Kearney County, NE

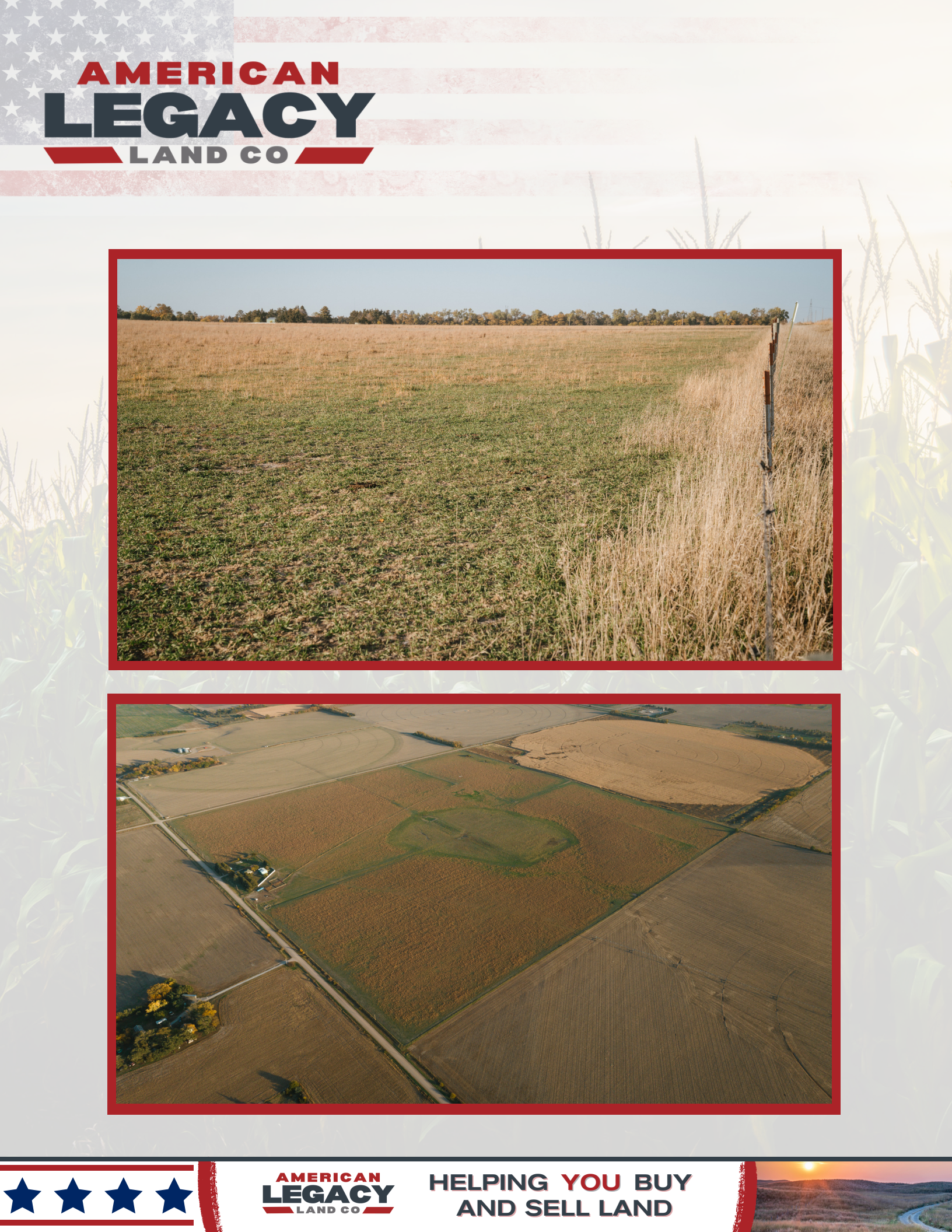
Taxes: 2022 \$3413.58

Income Potential: 60 pair for 5 months of grazing

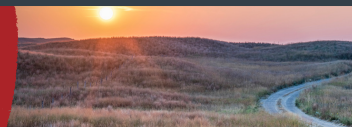
FEATURES:

- Nicely laying grassland pasture
- Open for 2024
- New fences
- Two submersible wells
- Currently enrolled in WRP





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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
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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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