



# FOR SALE

## COMBINATION FARM

Buffalo County, NE

**160 +/- Acres**

**OFFERED AT:**

**\$925,000**

### ***ABOUT THIS PROPERTY:***

You will often see the term "combination farm". However, very few farms actually encompass the meaning of the term. This property does! This quarter section just a couple of miles southwest of Pleasanton, has it all. 53 +/- acres of irrigated farmland, 34 +/- acres of dryland farmland, 69 +/- acres of high quality grass, a well-sheltered build site with utilities, as well as hunting opportunities. It doesn't get much more diverse than that.

There are 53 +/- acres of irrigated farmland underneath a 3-tower Zimmatic pivot. The pivot is powered by a natural gas power unit, offering effective and efficient use. The irrigation well pumps approximately 450 gallons per minute, a very useful amount for the size of pivot. The irrigated acres are made up primarily of highly productive Hord silt loam soils, with 0 to 1 percent slopes, and a very impressive NCCPI of 74. The productivity of this soil, paired with the consistent watering from pivot irrigation, has the potential to produce highly yielding crops of any kind.



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## More About this Property:

Aside from the irrigated farmland, 34 +/- acres of dryland farmland have also been added to the property, furthering the highest and best use of the land. The 69 +/- acres of grass have been properly utilized, and the fencing around the vast majority of the pasture is in very good condition. A small dry lot and weather protected calving area also adds to the convenience of the property.

Adding to all of the agricultural benefits, the property has a perfectly located, and well-sheltered build site, with a well and electric on site. The area currently has an old home in place, but is ready for a new build. The driveway is already rocked and graveled, and is ready for travel in any weather. While an aerial map may not show it, don't underestimate this property for hunting opportunities. Located in very close proximity to the South Loup River, the property is known for quality bucks traveling through. The turkey population in the area is thriving, and the property is littered with turkey sign throughout. The land is also a good host for large flocks of doves, as well as waterfowl potential for ducks and geese feeding in the farmland.

The property is in a terrific location, close to cattle and grain markets. If you've been looking for a combination farm with everything the farmer and rancher needs, in a diverse piece of Buffalo County, this is well worth a look!

Directions: From Pleasanton, NE, go south on Highway 10 for 1.5 miles. Turn west on 280th Rd. Go west for 1.5 miles and the driveway to the property is on the north side of the road.

Legal Description: 3-11-16 SW1/4 160 acres in Buffalo County, NE

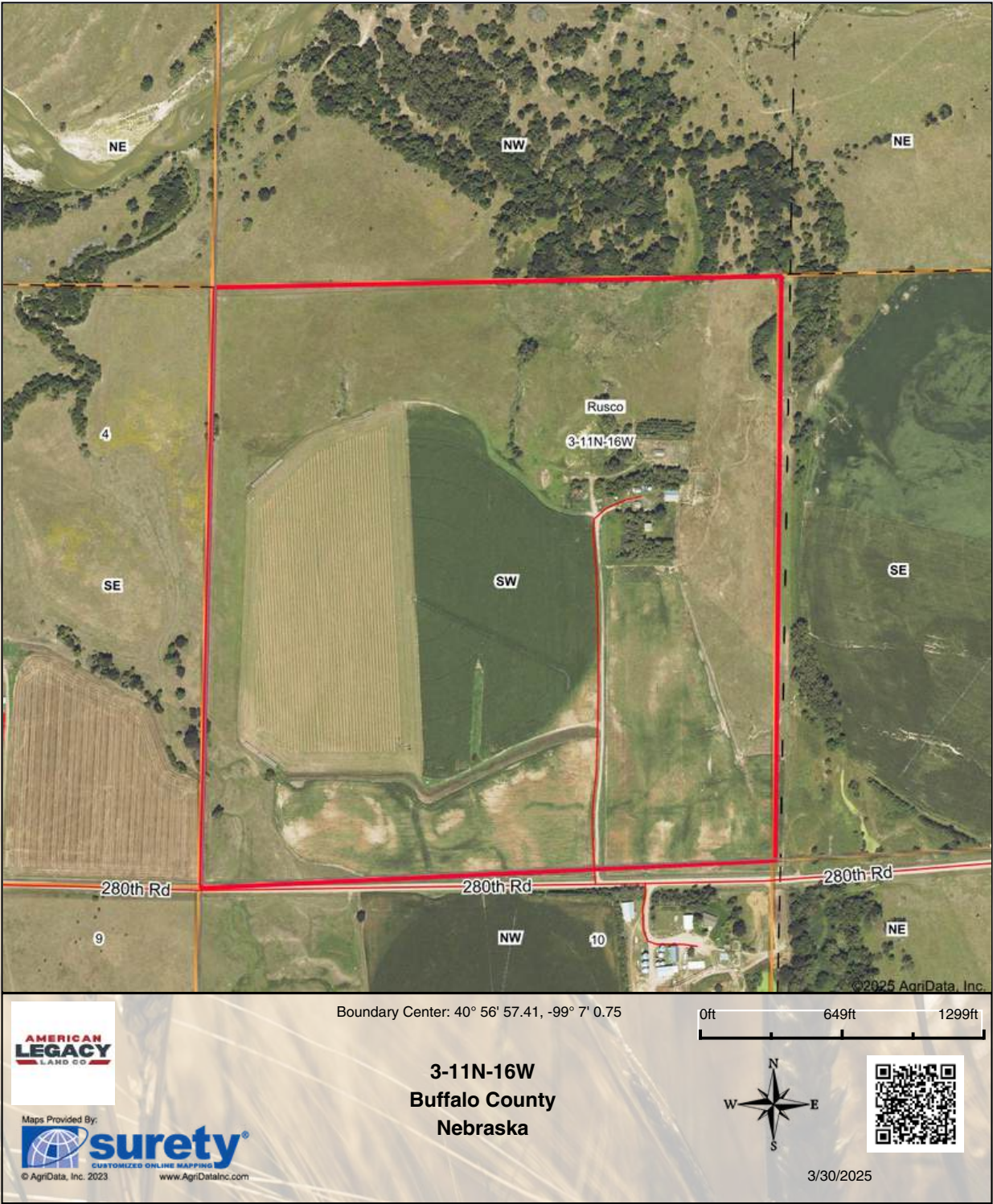
Taxes: \$6,374

## FEATURES:

- 160 +/- Acres
- Productive soils
- Zimmatic pivot
- Natural gas power unit
- 53 +/- irrigated acres
- 34 +/- dryland acres
- 69 +/- pasture acres



**BUFFALO COUNTY,  
NEBRASKA**

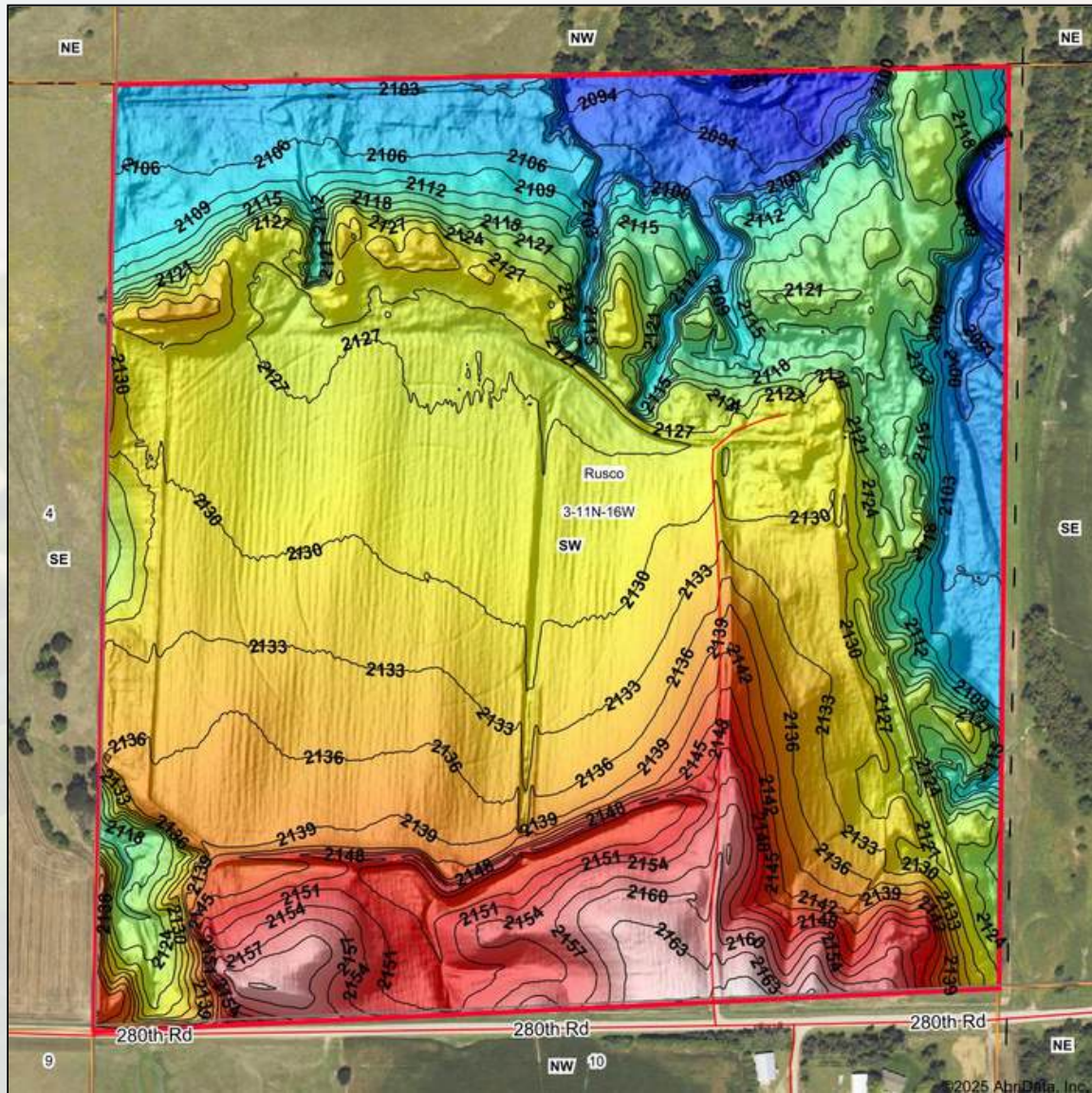


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Low Elevation High



Maps Provided By:

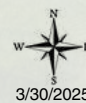


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Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 2,089.4  
Max: 2,168.5  
Range: 79.1  
Average: 2,127.6  
Standard Deviation: 15.81 ft

0ft 453ft 906ft



3/30/2025

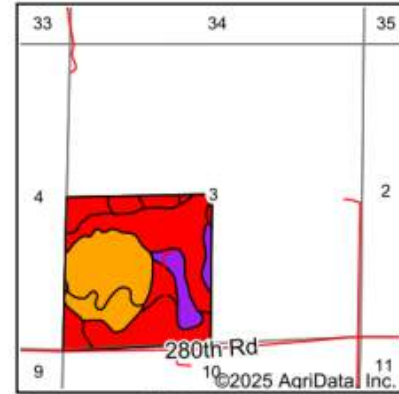
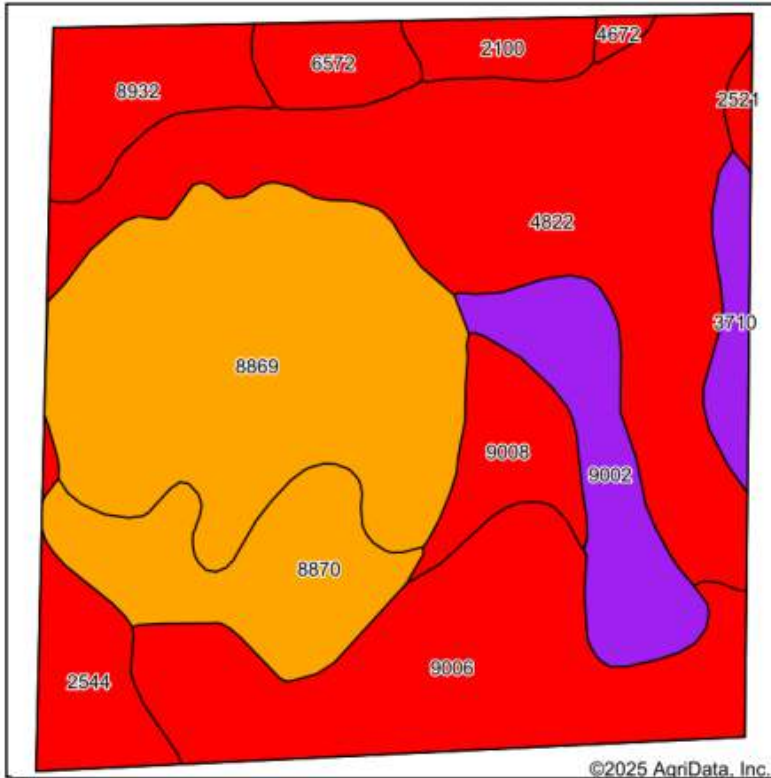
3-11N-16W  
Buffalo County  
Nebraska

Boundary Center: 40° 56' 57.41, -99° 7' 0.75





## Soils Map



State: **Nebraska**  
 County: **Buffalo**  
 Location: **3-11N-16W**  
 Township: **Rusco**  
 Acres: **163.61**  
 Date: **3/30/2025**

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Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE019, Soil Area Version: 27												
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Corn Bu
4822	Valentine loamy fine sand, 3 to 17 percent slopes	41.27	25.3%		Vle		2600	22				
8869	Hard silt loam, 0 to 1 percent slopes	37.99	23.2%		Ile	Ile	3763	75				
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	27.40	16.7%		IVle	IVle	3300	44	2			27
8870	Hard silt loam, 1 to 3 percent slopes	13.44	8.2%		Ile	Ile	3242	74				
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	10.84	6.6%		Ile	Ile	2448	55			9	
8932	Simeon sandy loam, 0 to 3 percent slopes	7.68	4.7%		Vle	IVle	1600	30				

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Corn Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture AUM	Pasture Irrigated AUM
2544	Clay, Uly and Hobbs soils, 3 to 30 percent slopes	6.50	4.0%		Vle		2075	24								
9008	Anselmo fine sandy loam, 3 to 6 percent slopes, eroded	6.30	3.9%		Ile	Ile	2565	49								
6572	Thurman-Valentine loamy fine sandy, terrace, 0 to 2 percent slopes	4.02	2.5%		IVle	Ile	3000	34	3	3	110	44	46	100	1	8
2100	Boer fine sandy loam, occasionally flooded	3.45	2.1%		Ile	Ile	4851	29	4	4	104	38	46	94	2	8
3710	Clay fine sandy loam, rarely flooded	3.42	2.1%		Ile	Ile	3200	54	4	6	127	42	49	115	2	15
2521	Clay-Hobbs silt loam, 0 to 30 percent slopes	0.73	0.4%		Vle		3227	45								
4672	Lexington loam, 0 to 3 percent slopes	0.57	0.3%		Vle		5600	38								
Weighted Average					3.83	1	3079.6	47.2	6.6	6.3	6.1	7.3	7.8	6.8	6.3	6.6



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HUNTING • DEVELOPMENT**



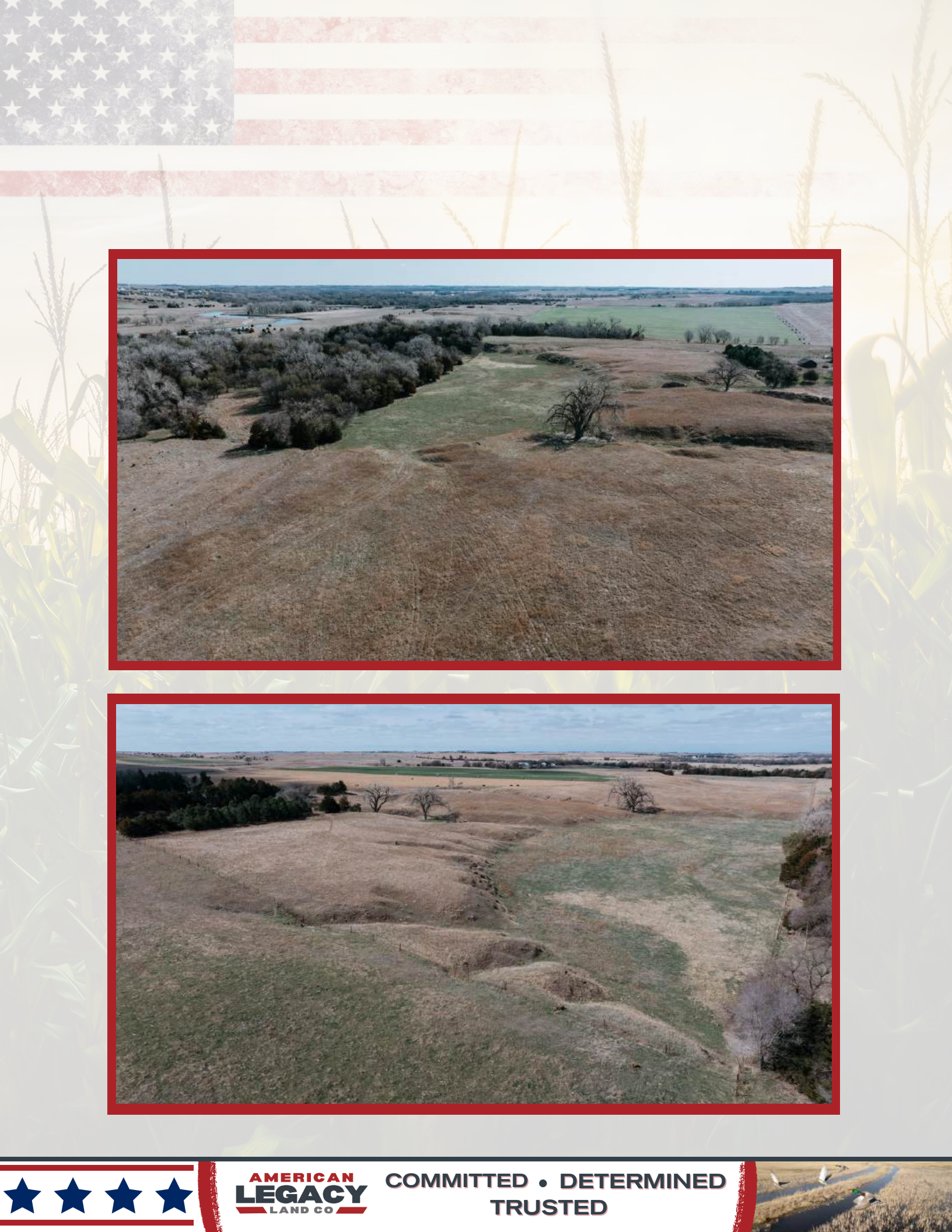




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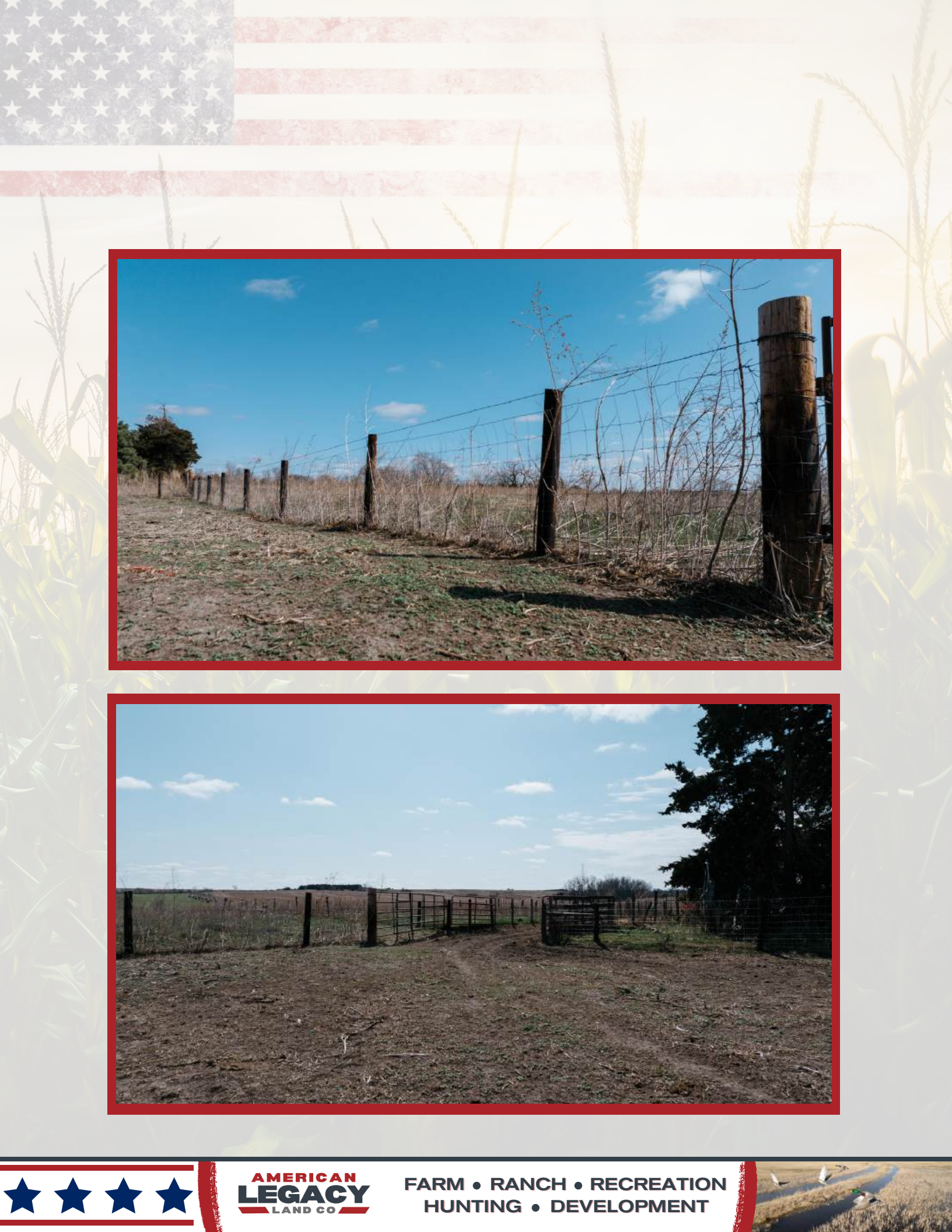




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HUNTING • DEVELOPMENT







## About the Agent:

Brady Rasmussen grew up near Litchfield, Nebraska where he helped with farm and ranch work on the family farm. He grew a large passion for hunting, and agricultural activities from a young age. Brady spent several years in the outfitting industry guiding clients and making relationships with landowners. This also allowed him to analyze many properties all over the Midwest for recreational potential.

He graduated from Loup City Public High School, and then attended Kansas State University where he studied wildlife biology, habitat management and business. Throughout this education, Brady developed a great skill for evaluating land for recreational potential and agricultural use. He now lives in Rockville, Nebraska with his wife where he enjoys hunting, fishing and helping on the farm. He continues to serve clients throughout Nebraska and Kansas to evaluate recreational and agricultural property to meet the needs of any seller or buyer.



**BRADY RASMUSSEN**, LAND AGENT



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