



# FOR SALE

## IRRIGATED FARM

Platte County, NE

**63.77 +/- Acres**

**OFFERED AT:**

**\$956,550**

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

Located less than 3 miles northwest of Columbus, Nebraska, on Highway 81, this 63.77 +/- acre tract of land offers an excellent opportunity for both agricultural use and future development. The property lies on both sides of Highway 81, with approximately 16 acres on the east and 47 acres on the west. Featuring convenient road access from Highway 81 and 265th Avenue, this is the perfect location for development.





## More About this Property:

The property is currently being operated as an irrigated farm, which consists of 52.8 +/- certified irrigated acres. The combination of great soils and a 50 HP irrigation well pumping 550 GPM, which supplies water to a 2003 Zimmatic center pivot, provide reliable irrigation for consistent crop production. There is also a 4-inch well, which is perfect for a future home or watering livestock. The farm is currently leased for the 2026 crop year. This tract would make a strong addition to your existing farming operation or a solid income-producing investment for future development, aligning directly with Columbus's growth.

Please contact Robbie Frisch (402-741-2964) or Nick Wells (308-991-9544) with American Legacy Land Company to schedule your private tour.

Taxes: 2025 \$3,133.30

Legal Description: S1/2 SW 32 18 1W Platte County, NE

Parcel ID: 710038934

Directions: From Hwy 81, 22 Junction go north on 81 for a 1/2 mile and it is on both sides of 81. Or from Hwy 81, 22 Junction go 1 mile west on Hwy 22 to 256th Ave. Then go 3/4 mile north and the property is on the east side of the road.

## FEATURES:

- 63.77 +/- Acres
- 52.8 +/- certified irrigated acres
- 50 HP irrigation well, pumping 550 GPM
- Productive soils
- Easy road access
- 4" stock well
- Development potential
- Close proximity to Columbus, NE

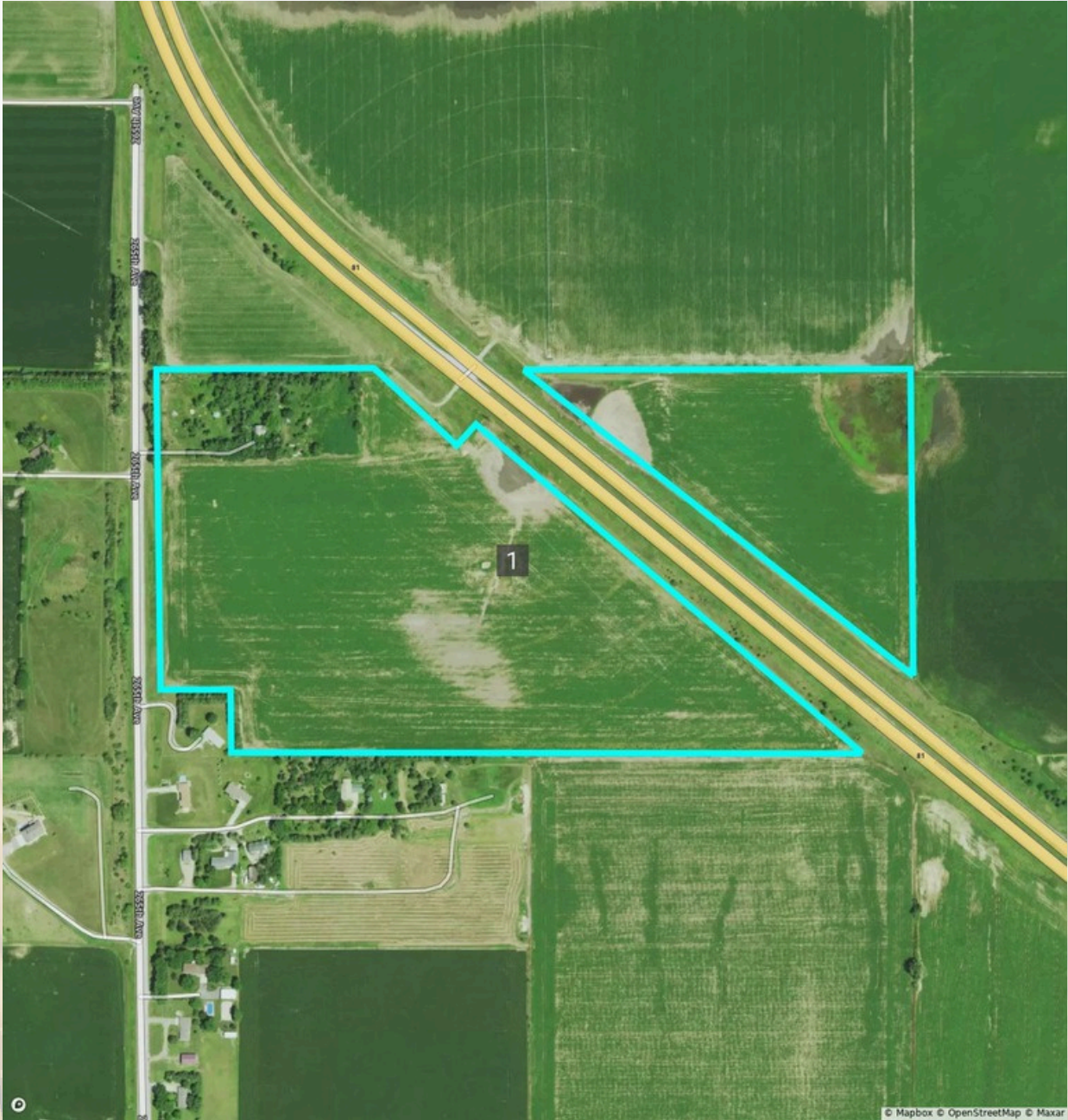


**GROW YOUR  
LEGACY**

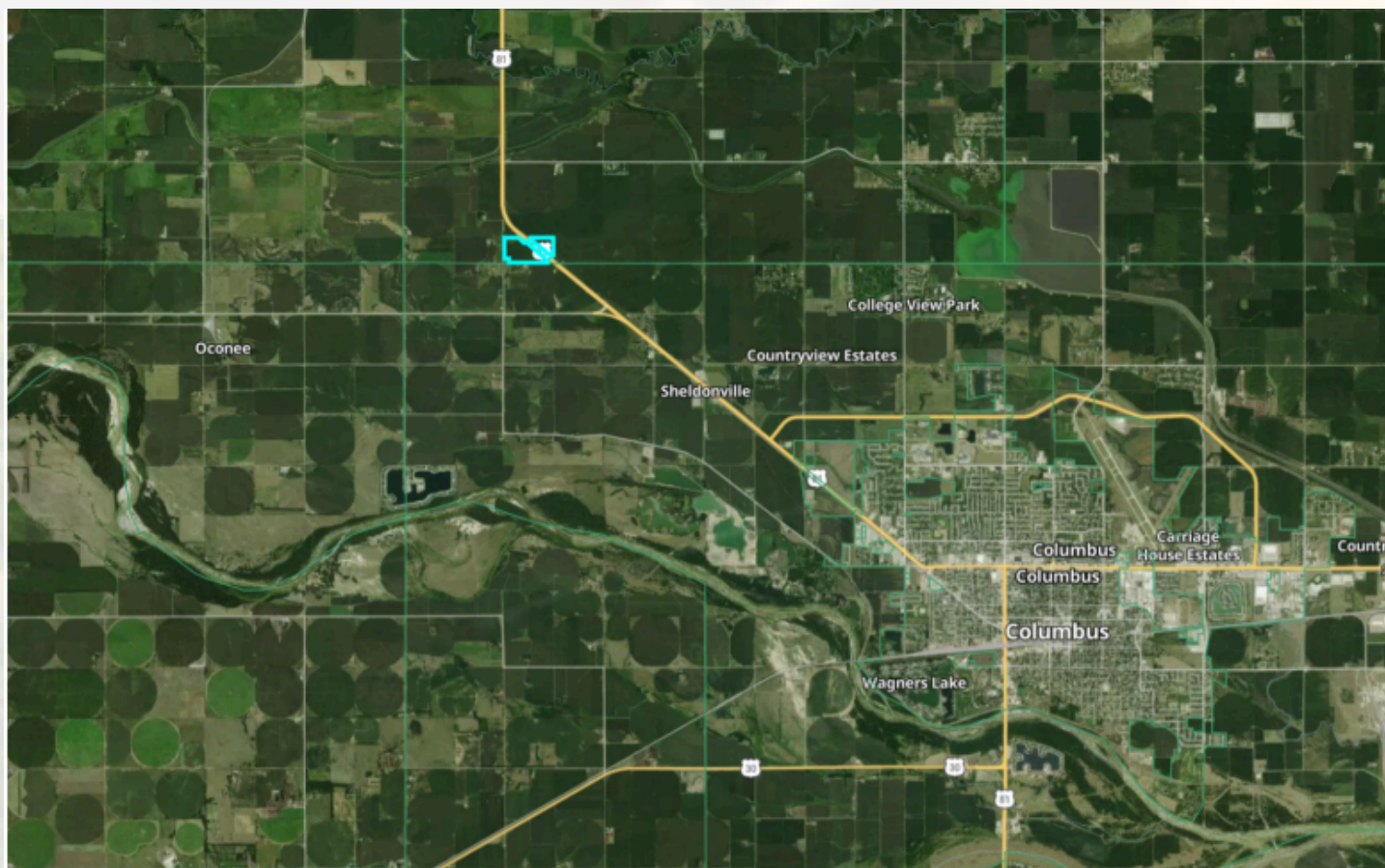




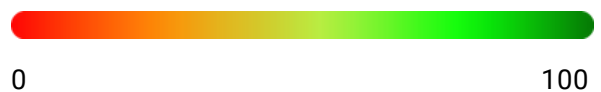
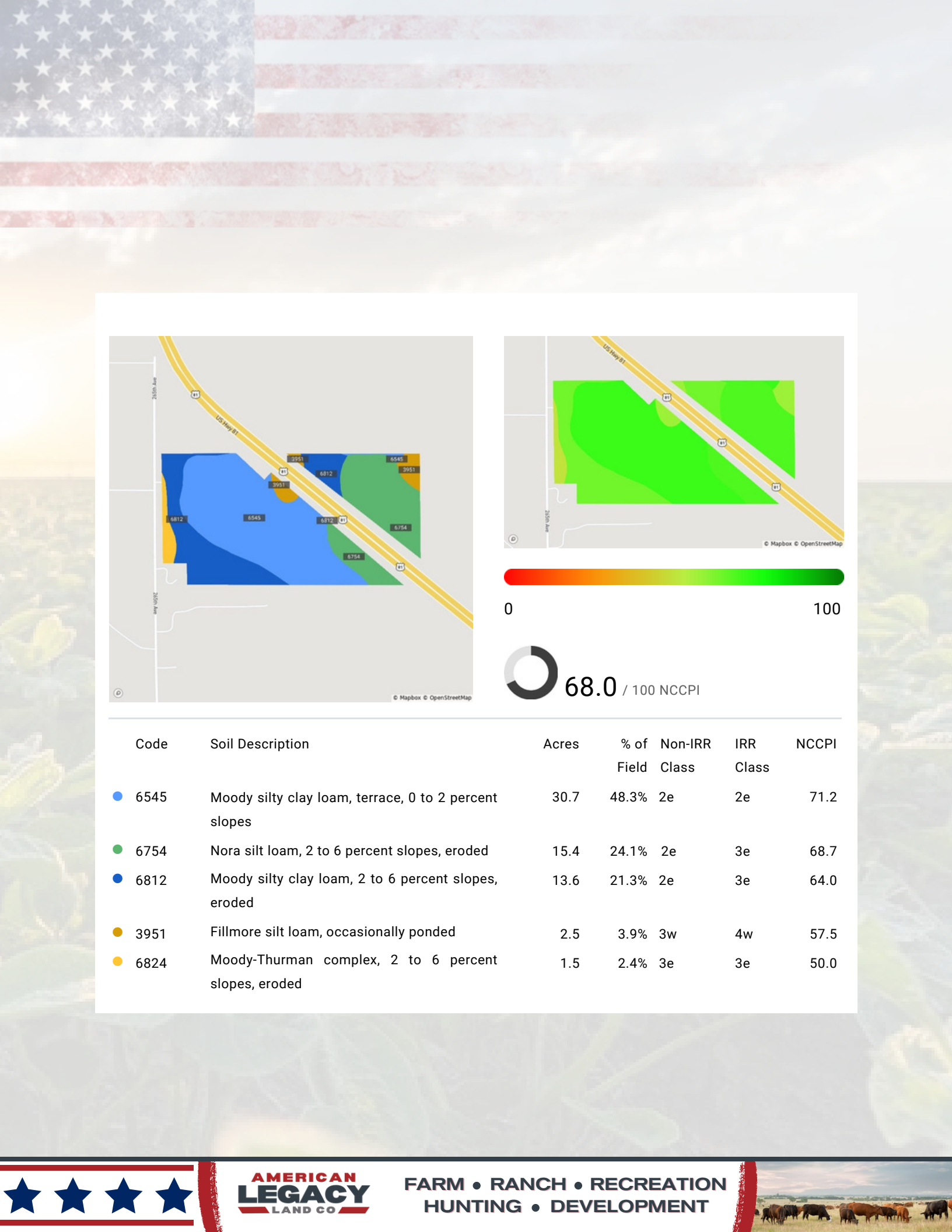
**PLATTE COUNTY,  
NEBRASKA**





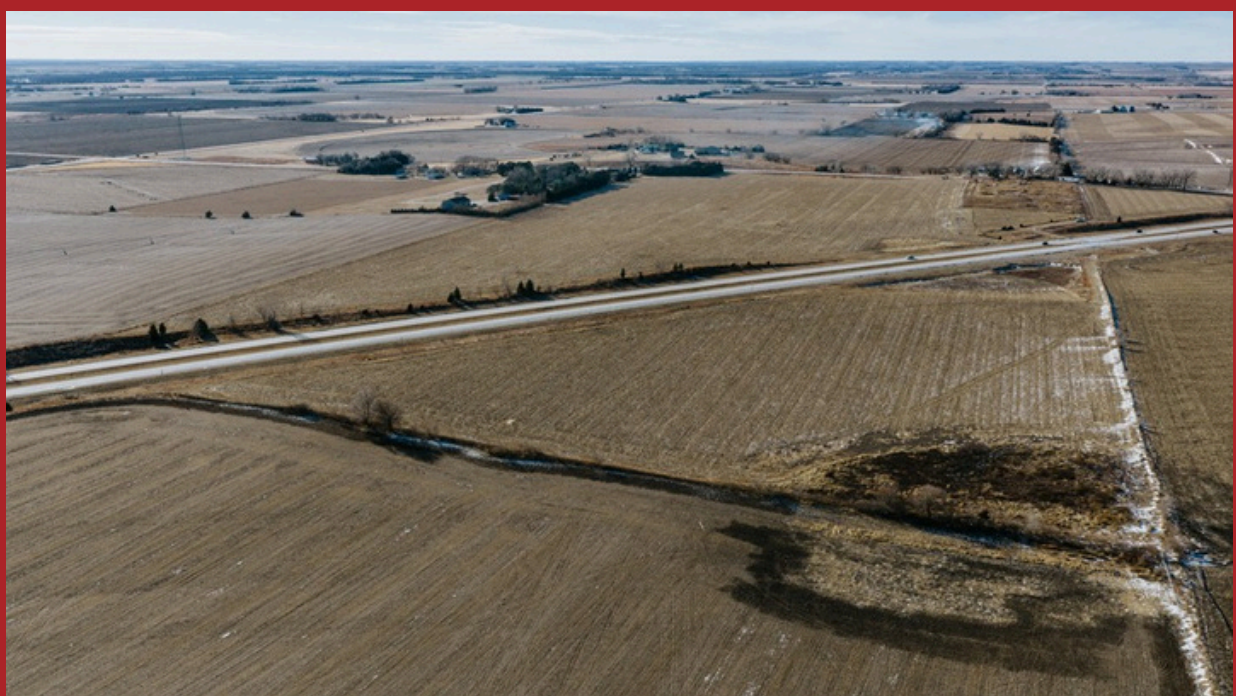
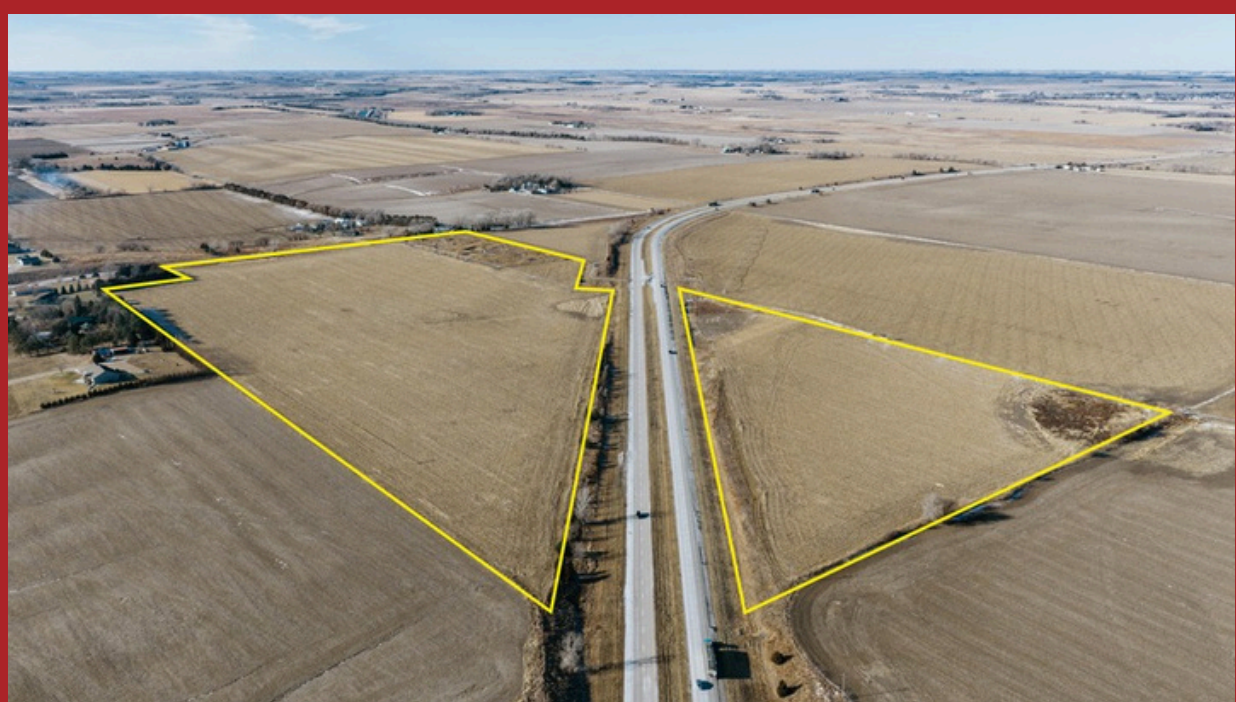




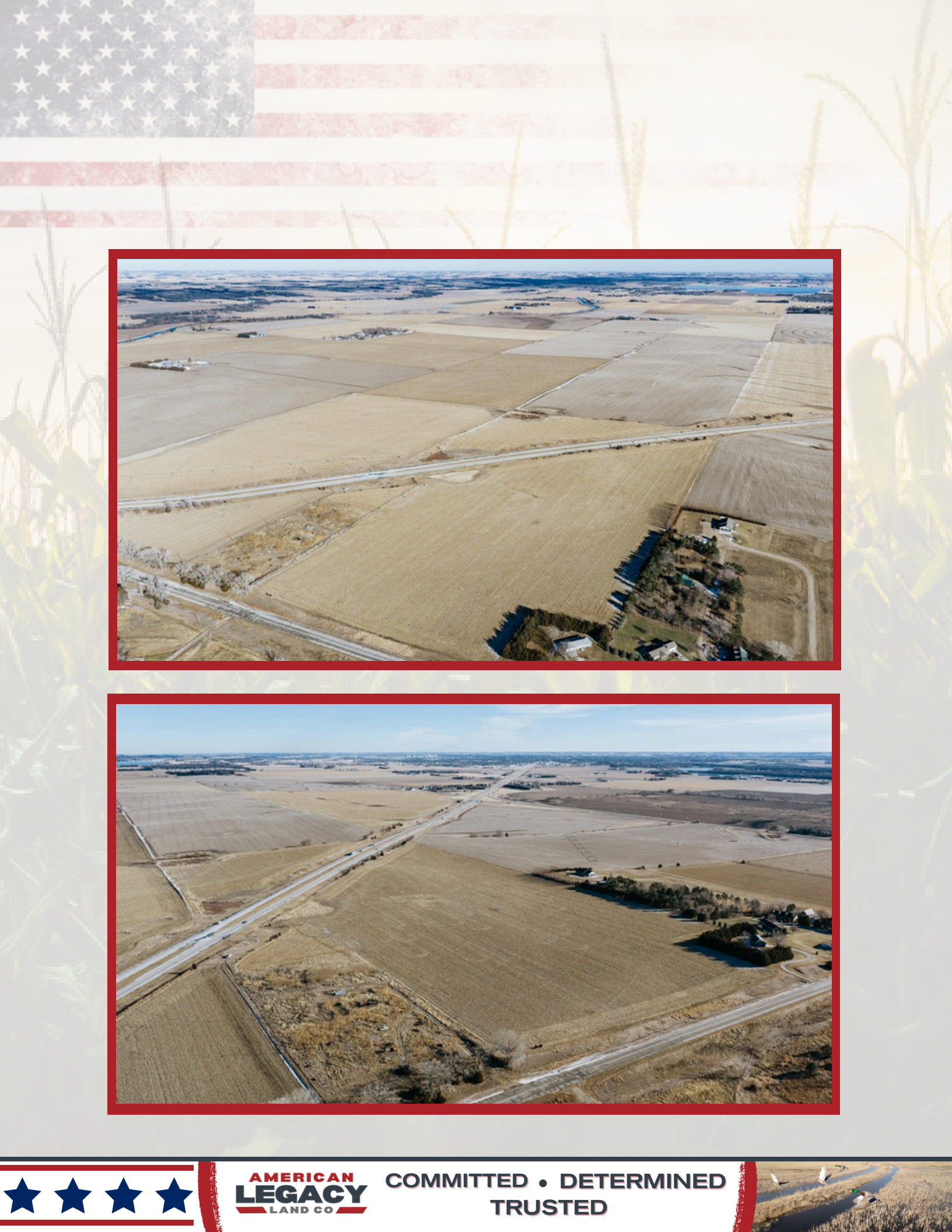


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	30.7	48.3%	2e	2e	71.2
6754	Nora silt loam, 2 to 6 percent slopes, eroded	15.4	24.1%	2e	3e	68.7
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	13.6	21.3%	2e	3e	64.0
3951	Fillmore silt loam, occasionally ponded	2.5	3.9%	3w	4w	57.5
6824	Moody-Thurman complex, 2 to 6 percent slopes, eroded	1.5	2.4%	3e	3e	50.0



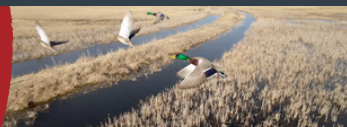






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**COMMITTED • DETERMINED**  
**TRUSTED**









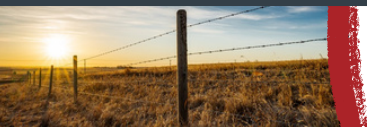


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HELPING **YOU** BUY  
AND SELL LAND





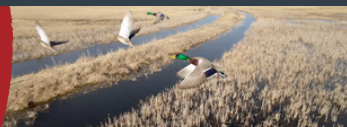






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HUNTING • DEVELOPMENT





## Listing Agents:

Robbie Frisch grew up on the family farm north of Lindsay, NE where he attended Lindsay Holy Family graduating in 2012. He attended Northeast Community College where he received a degree in Electrical Construction and Control.

Robbie returned to the farm and worked for the family business as a contractor electrician specializing in irrigation pivots, wells, grain handling equipment, and grain bins. He became a land agent in 2022 and worked with Midwest Land Management LLC for 3 Years.

Robbie lives on the family farm with his wife Cassandra and two sons. He is also an avid hunter and fisherman. His love for the outdoors has made him take pride in the land on the farming side as well as the recreational side in maintaining what the land has to offer and produce.



### Robbie Frisch

LAND AGENT  
AMERICAN LEGACY LAND CO.  
402-741-2964  
Robbie@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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