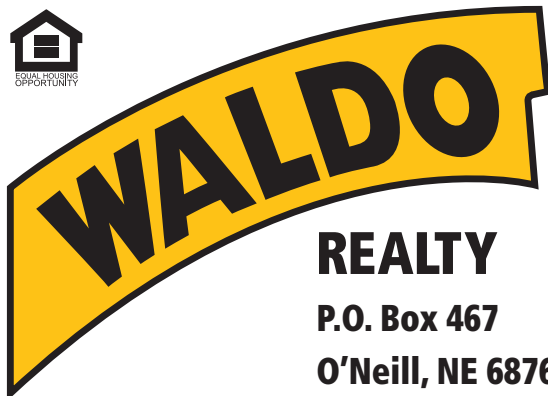




FOR SALE

1,758.8 +/- Acres
Brown County, Nebraska



REALTY
P.O. Box 467
O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 1,758.8 +/- Acres Plus adjoining school land acres for an additional 640 acres+/-

PROPERTY LOCATION: Excellent location from Ainsworth, NE 20 miles South on Hwy 7 then 5 miles East on Cattlemen road or from Long Pine, NE 23 miles South to the subject property.

LEGAL DESCRIPTION: All Section s 17 and 20 and the S1/2 N1/2, S1/2 Section 9, All in Township 26N, Range 21 West of the 6th P.M., Brown County, NE.

PROPERTY DESCRIPTION: This ranch consists of firm rolling sand hills with numerous shelter belts, 7 windmills and a few shallow surface water pockets. The pasture is in excellent condition. There is a reconditioned Valley electric pivot with an Isuzu power unit for winter food.

WELL INFORMATION:

GPM 900
Well Depth 235'
Static Level 29'
Pump Level 65'
Col. Diam. 9"

IRRIGATION EQUIPMENT:

Reconditioned Valley Pivot
Isuzu Power Unit (#8980681643) Low Hours
Amarillo Gearhead
Sargent Pump (#40377)

FSA INFORMATION: Cropland Acres: 134.43
Irrigated Acres: 134.43
Corn Contract Acre Base: 134.4 PLC Yield: 125 Bu.

IMPROVEMENTS:

2,200 Sq. ft. two story home
- 3 bedrooms with 2 conforming rooms in basement (936 sq. ft.)
Propane furnace
HVAC Only replaced in 2021
3-Open lean-to sheds
1 Barn with loft
Detached garage/shop

SCHOOL LAND INFORMATION:

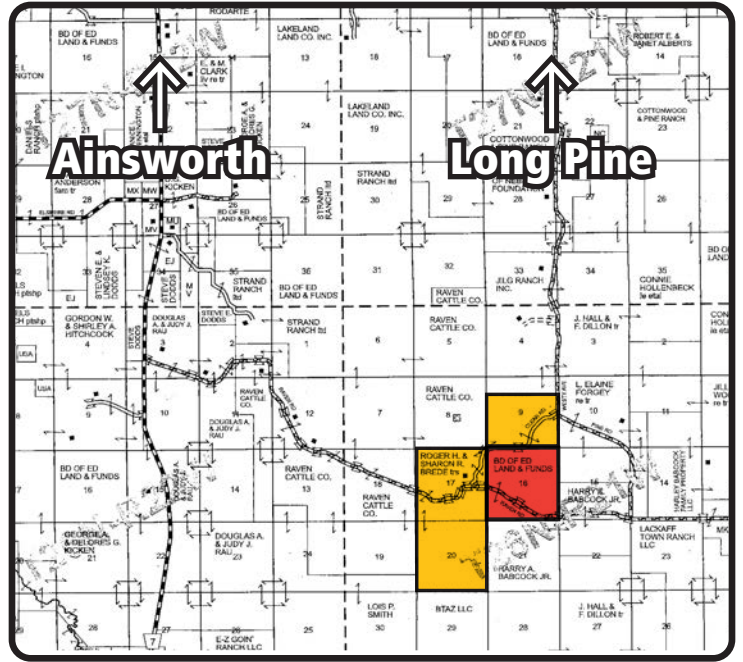
Lease #: 0112411-25
Lease Period thru 2025
Lease Fee: \$20,124.86

REAL ESTATE TAXES: \$15.862.04

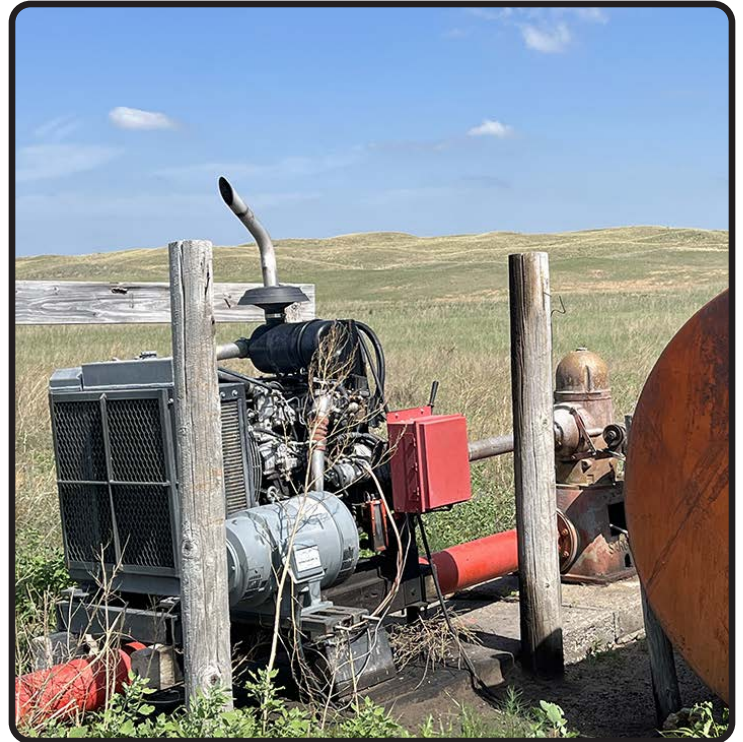
PRICE & TERMS: \$2,110,560.00 Cash. Subject to Seller completing a 1031 tax deferred exchange.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

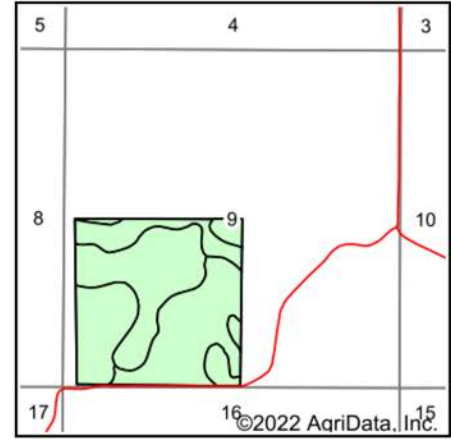
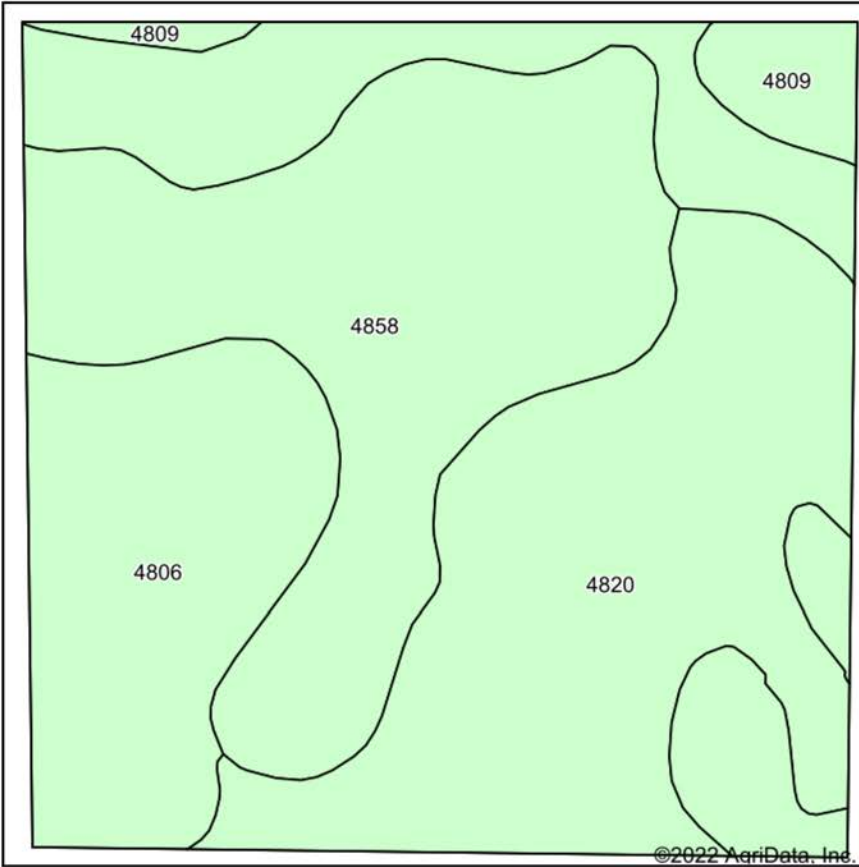




Boundary lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Brown**
 Location: **16-26N-21W**
 Township: **South Pine**
 Acres: **155.55**
 Date: **6/27/2022**



Soils data provided by USDA and NRCS.

Area Symbol: NE017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	51.86	33.3%	Vle		22	17
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	49.72	32.0%	Vle	IVe	27	21
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	48.94	31.5%	Vle	IVe	32	24
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	5.03	3.2%	Vle		18	13
Weighted Average					6.00	*n 26.6	*n 20.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

