



FOR SALE

239.62 +/- 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

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DEEDED ACRES: 239.62 +/- Acres

PROPERTY LOCATION: From Ainsworth, NE 1 mile West on US Hwy 20 then 3/4 mile South on 429th Ave. to the subject property.

LEGAL DESCRIPTION: SE1/4, E1/2 SW1/4 Section 28, Township 30N, Range 22 West of the 6th P.M., Brown County, NE.

PROPERTY DESCRIPTION: This property is well set up with 80 acres of irrigated cropland supplying an abundance of winter feed, hay meadow and high carrying capacity pasture with live water, fishing pond and well fenced throughout. A very nice ranch style home (totally remodeled), livestock lots with steel fencing and corrals, numerous outbuildings and calving sheds. Excellent location, being only minutes from Ainsworth, NE. **We invite you to look at this unit.**

EQUIPMENT LIST:

- 3-Reinke Pivots
- 2-Electric irrigation wells (1 new and 1 reconditioned)
- ** Stock well within the cropland acres

FSA INFORMATION:

- Total Cropland Acres: 95.9
- Irrigated Acres: 80.3
- Corn Contract Acre Base 41.3 PCL Yield: 113 Bu.

PROMINENT SOILS: Jansen, Simeon Loamy Sand and Bolent Fine Sandy Loam

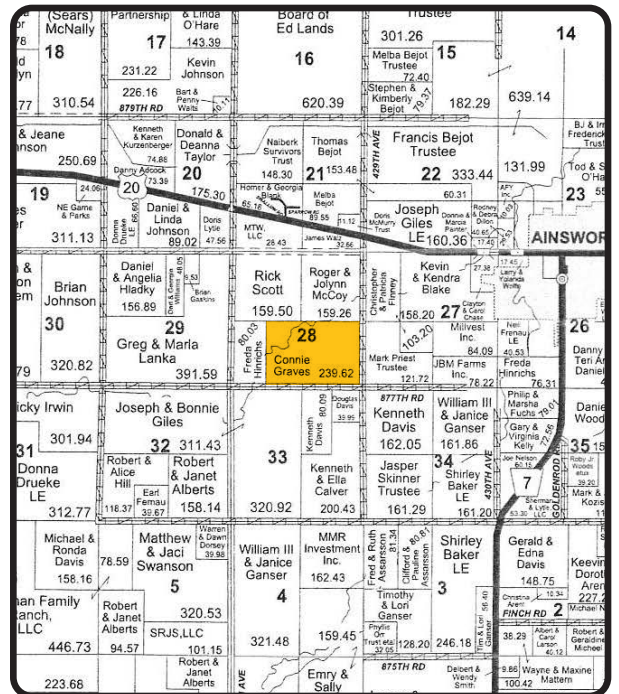
IMPROVEMENTS:

- 1,440 sq. ft. ranch style home with full partially finished basement, new flooring on main level, new kitchen cabinets, new plumbing, new cement board siding, new Anderson windows, 1-3/4 bath, mudroom with sink, new house well with variable speed 2 HP motor and a 50' X 24' detached garage.
- 6 Utility Sheds: 24' X 14'—16' X 12'—20' X 16'—32' X 24'—24' X 16'—20' X 26' (Most all buildings have new roofing)
- Loafing Shed (60' X 20')
- Bunker Silo (80' X 48')
- Implement Quanset (33' X 41')
- Steel corrals and piped fenced lots
- Exceptional livestock winter protection in several locations
- 5 Pasture paddocks

REAL ESTATE TAXES: \$2,820.52

PRICE & TERMS: \$850,000 Cash.

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



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