



**FOR SALE**

**5,779.12 +/- Acres**

**Brown County, Nebraska**



**WALDO**

**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:** 5,779.12+/- Acres with an additional 560+/- School Land Leased Acres

**PROPERTY LOCATION:** From Ainsworth, NE West on Hwy 20 to the Moon Lake Road then South 21 miles to the subject property, or South of Ainsworth, NE on US Hwy 7 to the Elsmere Road West 11.5 miles to the Moon Lake Road and 3 miles North to the subject property.

**PROPERTY DESCRIPTION:** This ranch consists of solid sandhills, cross-fenced and watered by windmills and surface water pockets, lakes and 1 flowing well. Currently there are approximately 250 Acres of productive meadow with additional low lying pasture conducive to hay production.

**IMPROVEMENTS:** Overlooking a 300 acre Lake is the 2,572 sq. ft. two story stucco updated home with attached two car garage, slant wall steel heated shop with attached indoor calving area, steel corrals with loading chute.

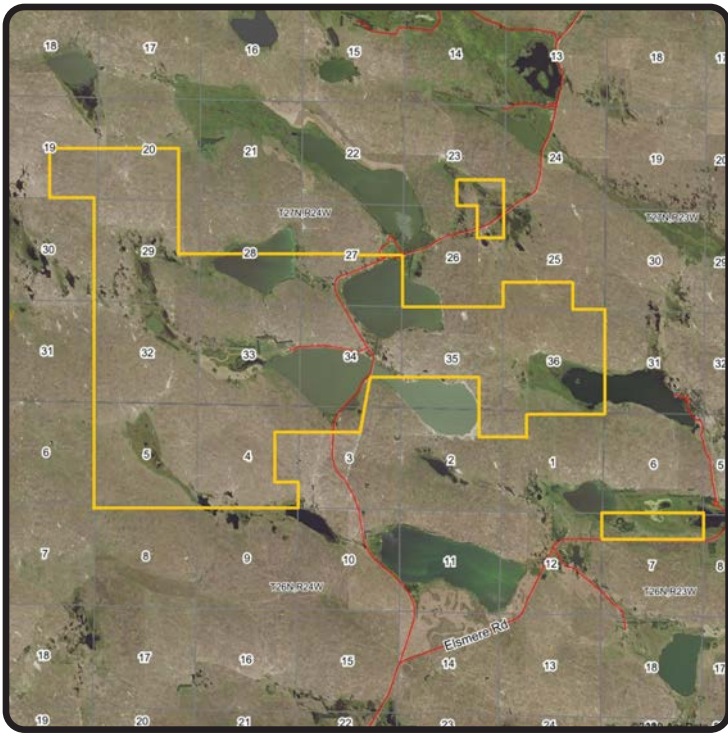
**REAL ESTATE TAXES:** \$23,578.32 or \$4.08 per acre.

**PRICE & TERMS:** \$4,400,000.00 Cash.

**BROKER'S COMMENTS:** The condition of the rangeland is above average with warm and cool season grasses. The winter calving protection is excellent and adjacent to the improvements. Truly a nice ranch!!  
**Manager and family in place if desired.**

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





Boundary lines are for visual aid only.

