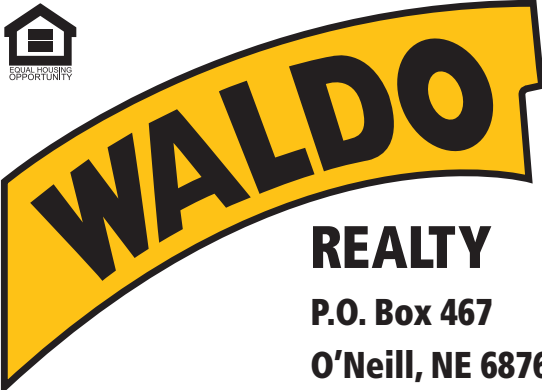




FOR SALE

569.10 +/- 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: 569.10 +/- Acres

PROPERTY LOCATION: From Ainsworth, NE go 3 miles east on Hwy 20 and north 3 miles on 435th Ave. to the southeast boundary of the subject property.

LEGAL DESCRIPTION: Available upon request.

PROPERTY DESCRIPTION: Here's a one-of-a-kind property that offers multiple attractions for both the cattleman as well as the recreational enthusiast. This offering has improvements that consist of a 1920's dwelling with 2 Quonset's and multiple outbuildings as well as a very nice smaller scale backgrounding operation with a complete loadout chute and working facilities. The pens have over 400 feet of concrete fence line bunks with 16' concrete aprons for easy maintenance and a Johnson concrete waterer that splits 2 pens.

The fertile irrigated cropland is watered by the Ainsworth Irrigation District and offers a great feed source while also having excellent county road access. The hardgrass pasture has been well maintained to maximize the properties carrying capacity and is watered by over 1 ½ miles of Bone Creek as well as multiple springs.

The combination of live water, wooded draws, and nearby cropland offer all the ingredients for plenty of wildlife hunting opportunities for whitetail deer, elk and turkey that thrive on this property. This would make a great addition to any operation or a nice investment property for the recreational enthusiast with the added bonus of additional income. **Full cropland and pasture possession is available for the 2024 growing season! Call today for your own personal showing!!**

SOIL INFORMATION (MAPS, ETC.): See attached.

EQUIPMENT LIST:

1920's Stucco Dwelling

Feeder pens with over 400' of fence line bunks and 16' concrete aprons

Johnson Concrete waterer

40' x 61' Quonset

40' x 80' Quonset

Multiple Outbuildings

Loadout Chute and Working facilities

WELL INFORMATION:

Registration Number	G-083789	G-148420
GPM	25	15
Well Depth	108'	185'
Static Level	70'	72'
Pump Level	85'	88'
Col. Diam.	1"	1.25"

FSA INFORMATION:

Cropland Acres: 38.95 acres
Corn Contract Acre Base: 32.55 acres Yield: 179
Soybean Contract Acre Base: 0.32 acres Yield: 51

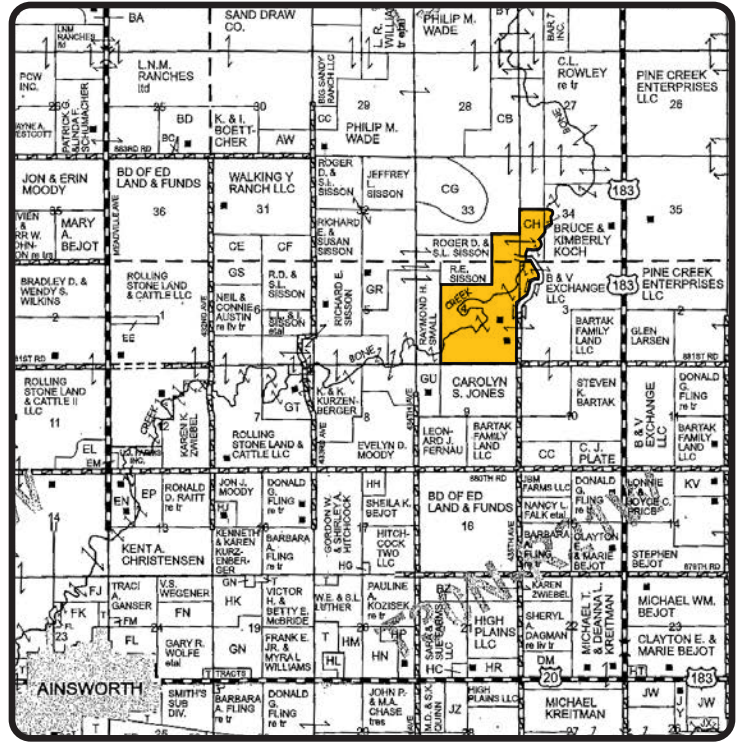
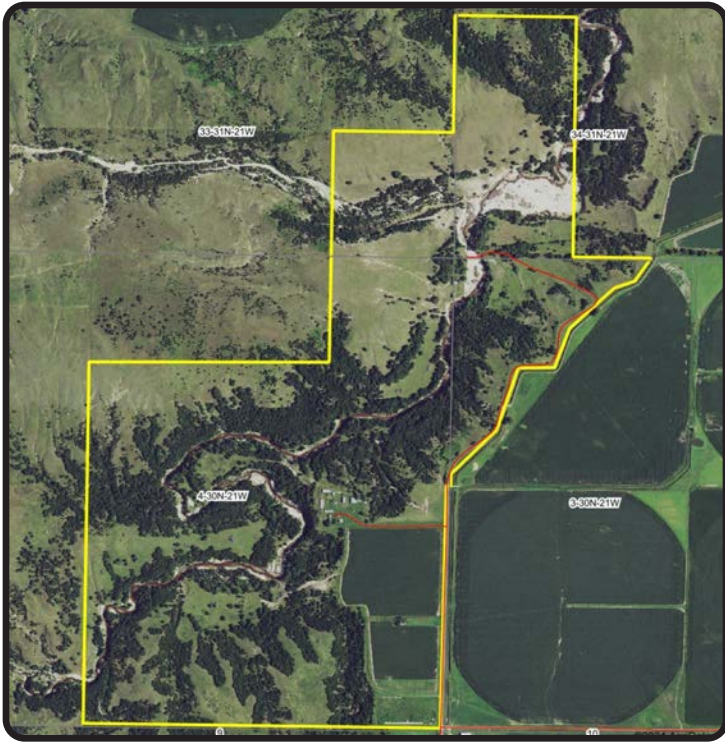
POWER SERVICE PROVIDER: KBR Rural Public Power District (402) 387-1120

NRD NAME & PHONE #: Middle Niobrara NRD (402)376-3241

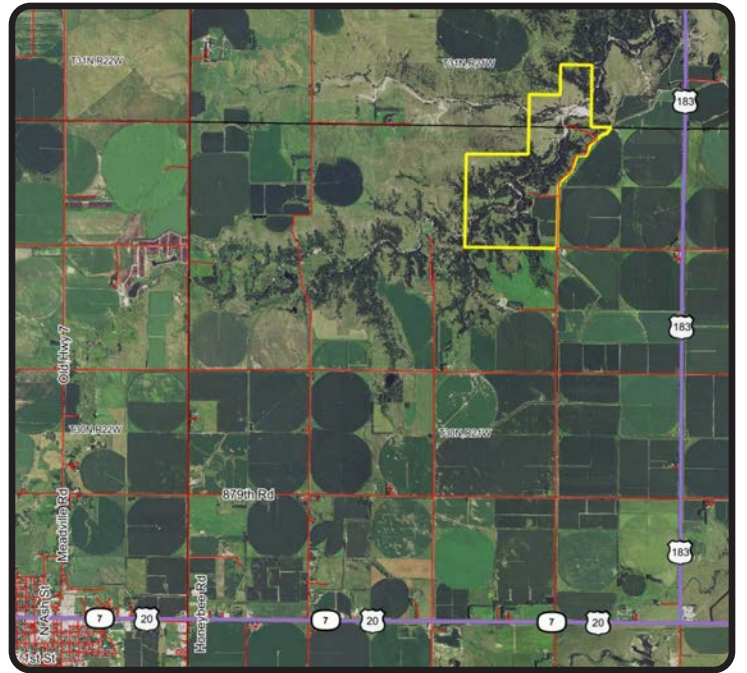
REAL ESTATE TAXES: 2023 - \$8,869.07

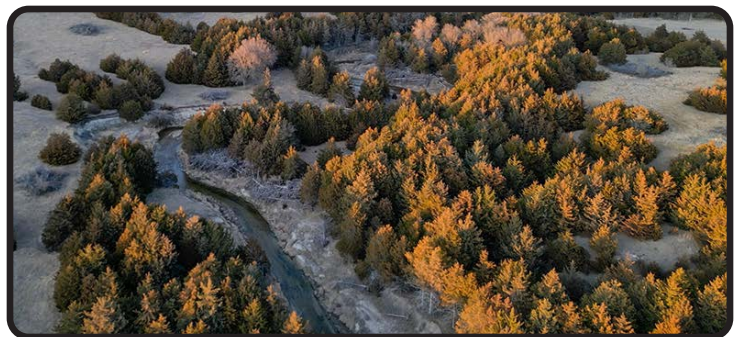
PRICE & TERMS: \$1,479,660 Subject to Seller completing an IRS 1031 tax deferred exchange.

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

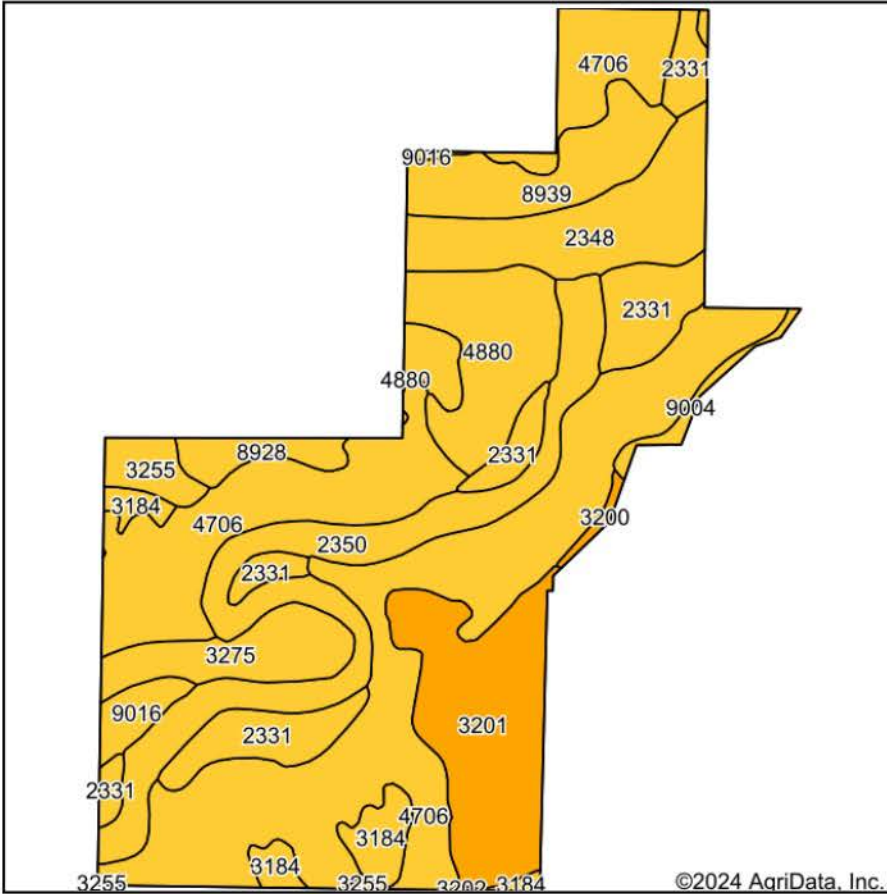


Boundry lines are for visual aid only.

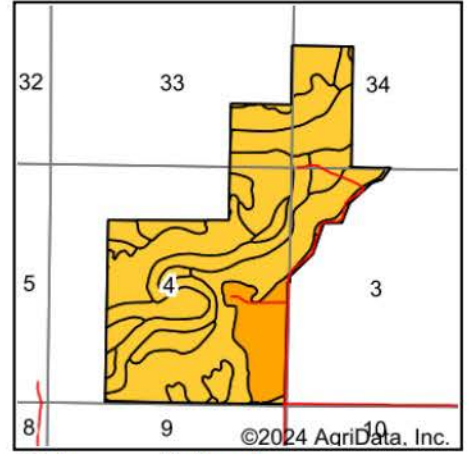




Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Brown**
 Location: **4-30N-21W**
 Township: **North Pine**
 Acres: **571.23**
 Date: **3/5/2024**

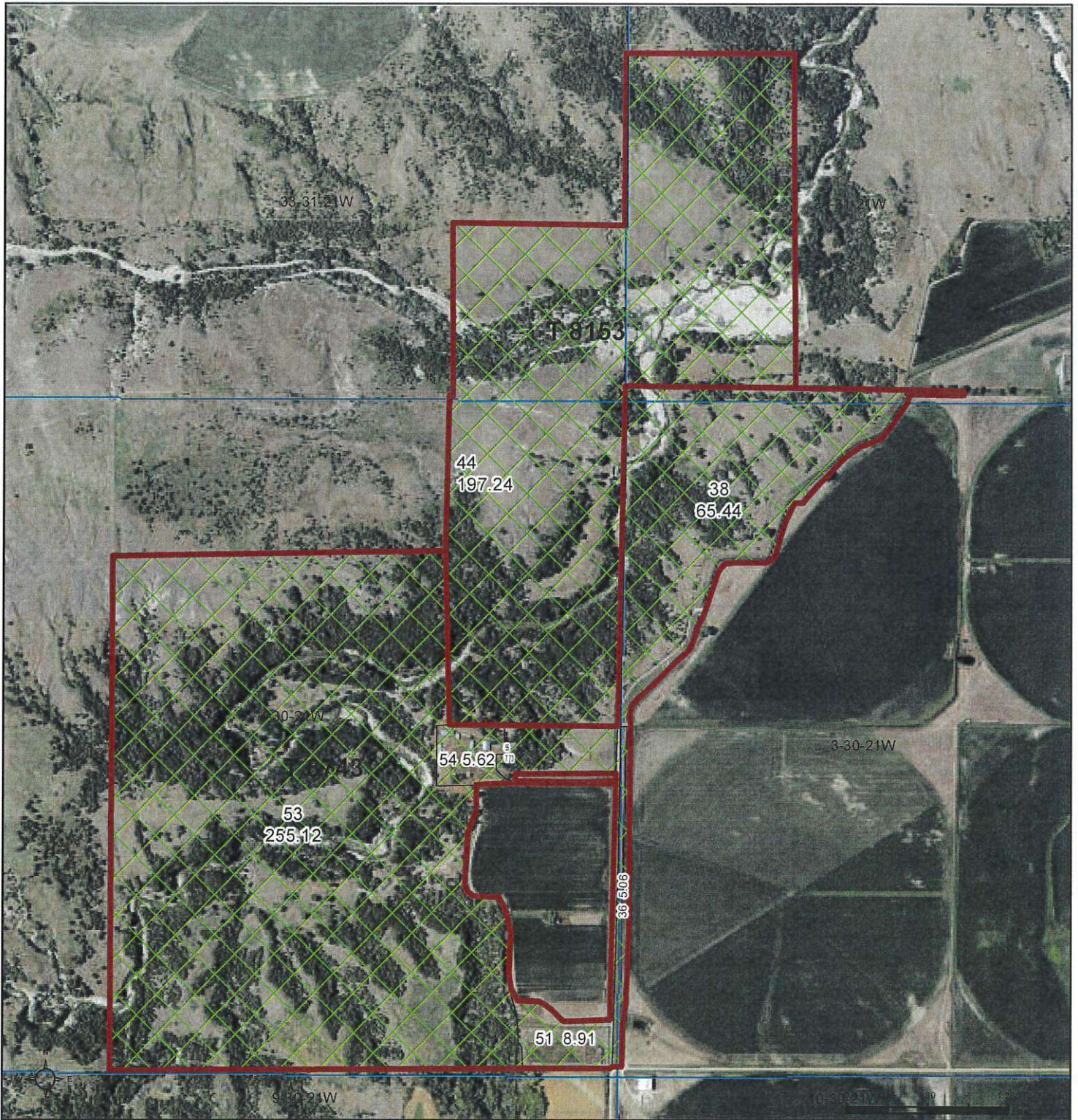


Area Symbol: NE017, Soil Area Version: 23



Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
4706	McKelvie-Longpine-Ronson complex, 17 to 70 percent slopes	211.21	37.0%		Vle		1
2350	Inavale-Barney complex, channeled, occasionally flooded	65.20	11.4%		VIw		26
3201	Johnstown loam, 0 to 2 percent slopes	58.07	10.2%		IIc	Ile	69
2331	Inavale loamy fine sand, rarely flooded	49.84	8.7%		IVe	IIIe	31
2348	Inavale sand, channeled, occasionally flooded	42.15	7.4%		VIw		28
4880	Valentine-Simeon complex, 9 to 40 percent slopes, eroded	36.76	6.4%		VIIe		13
8939	Simeon-Valentine complex, 0 to 9 percent slopes	29.92	5.2%		VIIs	IVs	25
3275	Oneill-Meadin sandy loams, 6 to 11 percent slopes	22.82	4.0%		Vle	IVe	29
3184	Jansen loam, 2 to 6 percent slopes	15.94	2.8%		IIIe	IIIe	51
8928	Simeon loamy sand, 3 to 11 percent slopes	15.83	2.8%		VIIs		25
3255	Meadin sandy loam, 2 to 30 percent slopes	9.10	1.6%		VIIs		21
9016	Anselmo-Brunswick fine sandy loams, 11 to 30 percent slopes	8.17	1.4%		Vle		17
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	4.21	0.7%		IIIe	IIIe	48
3200	Johnstown fine sandy loam, 0 to 2 percent slopes	1.85	0.3%		IIe	IIe	68
3202	Johnstown loam, 2 to 6 percent slopes	0.16	0.0%		IIIe	IIIe	65
Weighted Average					5.36	*-	21.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



Common Land Unit  PLSS

-  Non-Cropland
-  Tract Boundary




2022 NAIP Ortho Imagery

2024 Program Year

Map Created March 01, 2024

Farm 2999

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Wetland Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).






Common Land Unit  Tract Boundary
 Non-Cropland  PLSS
 Cropland

2022 NAIP Ortho Imagery

2024 Program Year
 Map Created March 01, 2024

Farm 3118

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Wetland Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).