



FOR SALE

646.96 +/- Acres

Brown County, Nebraska



EQUAL HOUSING
OPPORTUNITY

WALDO

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: 646.96 +/- Acres

PROPERTY LOCATION: From Ainsworth, Nebraska 5 miles West on Hwy 20 then ½ mile South to the NE1/4 of subject property.

LEGAL DESCRIPTION: Pt. S1/2 Section 23; N1/2 Section 26, All in Township 30N, Range 23 West of the 6th P.M., Brown County, Nebraska. (Tax ID# 090047613 & 090046463)

PROPERTY DESCRIPTION: This Brown County, Nebraska farm lies nearly flat with updated pivots and electric motors.

EQUIPMENT LIST:

SE1/4 Section 23

Reinke Pivot (#1115-65709) 6,994 hrs.
80 HP US Motor (#H060S2L6)
Western Land Roller Pump (#74831)
Fertilizer Tank

NE1/4 Section 26

Reinke Pivot (#0213-55313) (H06052BLB) 9,450 hrs.
US Motor (#237134-15)
Fertilizer Tank

SW1/4 Section 23

Zimmatic Pivot (#1822169) (5KE324PT6013A) 1,016 hrs.
Mid America Pump (#A241829)
Fertilizer Tank

NW1/4 Section 26

Reinke Pivot (#0213-55312) 9,173 Hrs.
US Motor (#H05032 BLS)
Mid America Pump (#A-226075-13)

WELL INFORMATION: Section 23

	Section 23			Section 26		
Registration Number	G-018282	G-049408	G-018282	G-043492	G-043493	
GPM	1000	850	1100	900	900	
Well Depth	87'	119'	70'	300'	300'	
Static Level	16'	7'	18'	10'	10'	
Pump Level	35'	16'	53'	42'	40'	
Col. Diam.	8"	9"	8"	8"	8"	

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

PROMINENT SOILS: Jansen, Pivot Loamy Sand

FSA INFORMATION:

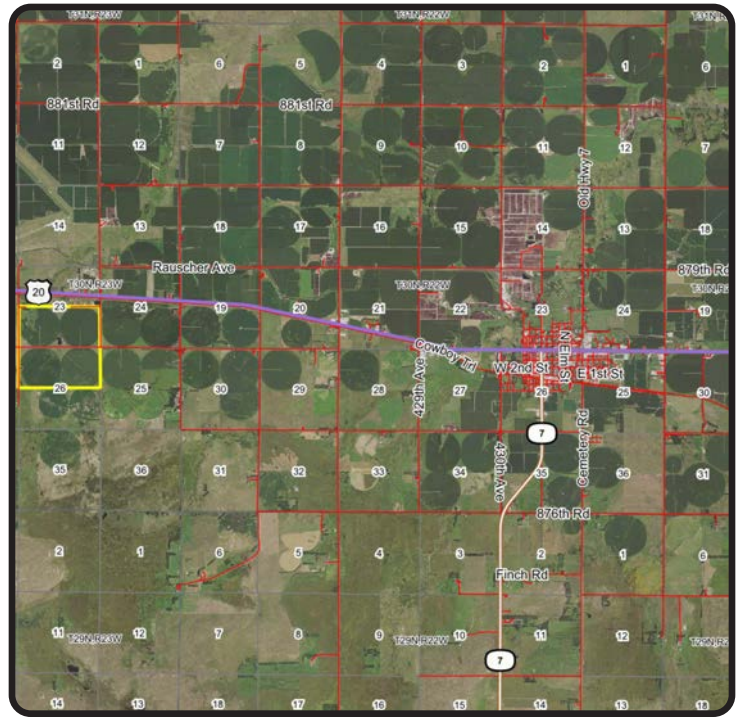
NRD Irrigated Acres: 520.16
Cropland Acres: 541.38
Corn Contract Acre Base: 475.10 Yield: 166 Bu.

REAL ESTATE TAXES: \$18,321.92

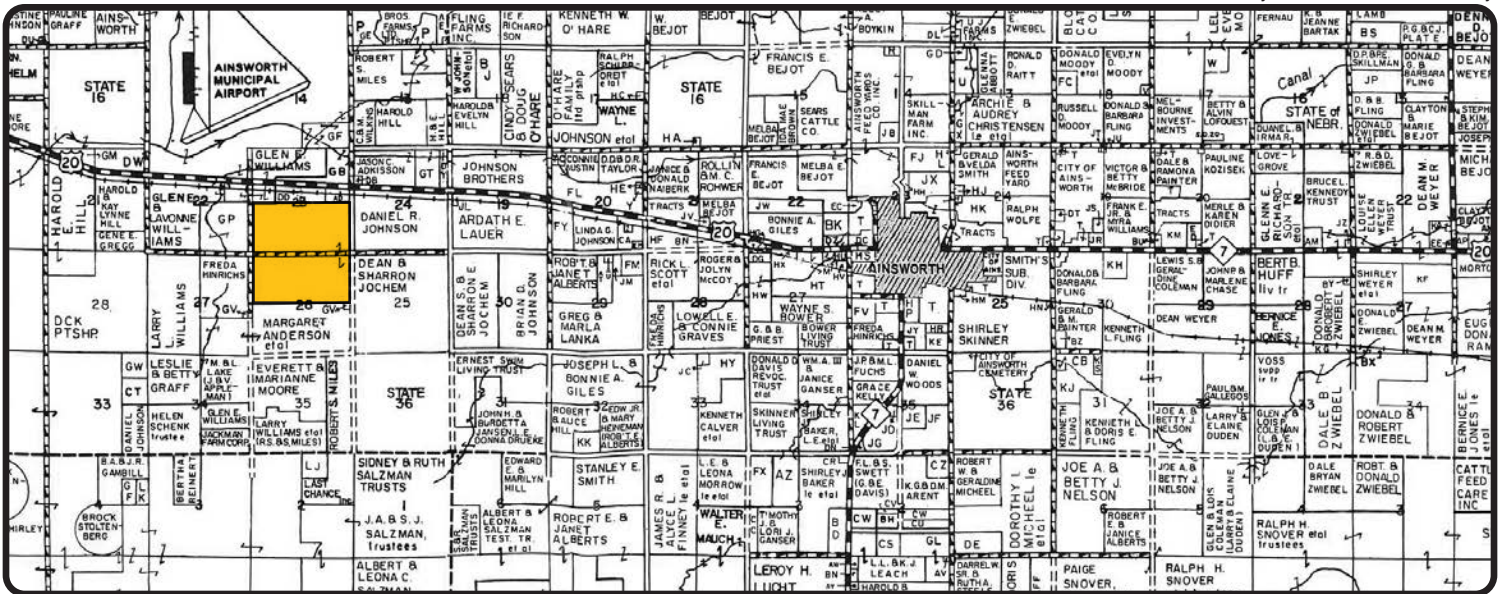
PRICE & TERMS: \$3,784,716.00 Cash. Subject to Seller completing a 1031 tax-deferred exchange.

REMARKS: This property is leased for the 2024 crop season and available for full possession for the 2025 crop season.

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

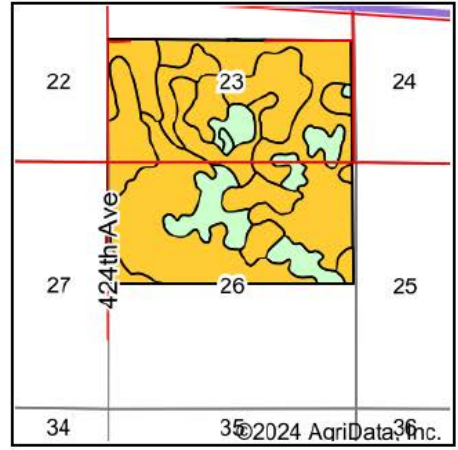
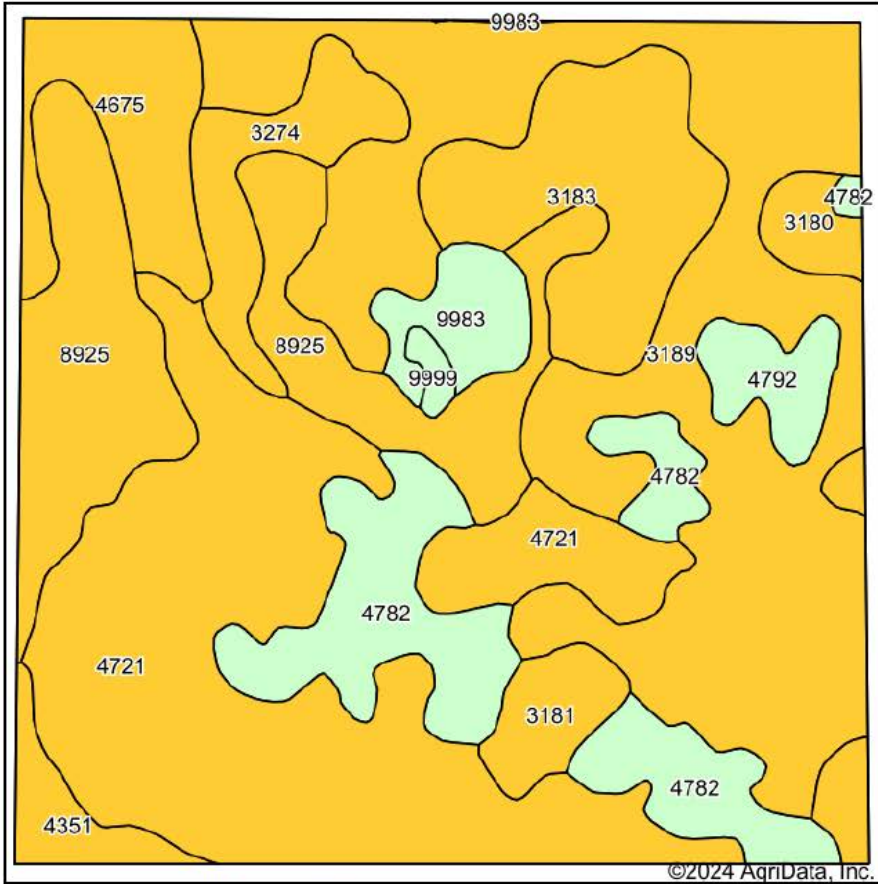


Boundry lines are for visual aid only.





Soils Map



State: **Nebraska**
 County: **Brown**
 Location: **23-30N-23W**
 Township: **Johnstown**
 Acres: **640.21**
 Date: **6/18/2024**



Soils data provided by USDA and NRCS.

Area Symbol: NE017, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
3189	Jansen-Meadin complex, 0 to 2 percent slopes	171.79	26.6%		Ile	Ile	28
4721	Pivot loamy sand, 0 to 3 percent slopes	159.96	25.0%		IVe	IIIe	28
8925	Simeon loamy sand, 0 to 3 percent slopes	80.42	12.6%		VIIs	IVS	26
4782	Valentine fine sand, 0 to 3 percent slopes, moist	62.54	9.8%		VIe	IVe	
3183	Jansen loam, 0 to 2 percent slopes	48.63	7.6%		IIs	IIs	53
4675	Loup-Els complex, 0 to 3 percent slopes	29.34	4.6%		Vw		29
3274	Oneill-Meadin sandy loams, 2 to 6 percent slopes	22.75	3.6%		IVe	IVe	34
3180	Jansen fine sandy loam, 0 to 2 percent slopes	14.00	2.2%		Ile	Ile	50
9983	Gravel pit	13.95	2.2%		VIIIs		
3181	Jansen fine sandy loam, 2 to 6 percent slopes	12.18	1.9%		IIIe	IIIe	49
4792	Valentine fine sand, 3 to 9 percent slopes, moist	11.90	1.9%		VIe	IVe	
4351	Elsmere loamy fine sand, 0 to 3 percent slopes	10.45	1.6%		IVw	IVw	25
9999	Water	2.30	0.4%				
Weighted Average					*-	*-	26.8

*c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

