



FOR SALE

720.84 +/- 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

www.waldorealty.net

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

DEEDED ACRES: 720.84 +/- Acres

PROPERTY LOCATION: From Johnstown, NE 3 miles West on US Hwy 20 to the East portion of the subject property.

LEGAL DESCRIPTION: NE1/4 Section 17; SW1/4 and Pt. SE1/4 Section 9; That pt. SW1/4 Section 10 Lying South of US Hwy 20 ROW; NW1/4 Section 15, All in Township 30N, Range 24 West of the 6 P.M. Brown County, Nebraska.

PROPERTY DESCRIPTION: This property offers 3 pivots with pasture within and excellent livestock winter protection. The cropland is conducive for corn, soybeans, oats, etc. It could also be utilized as irrigated improved pasture. Well watered for livestock by electric well and pipeline system along with solar panel-submersible wells. Excellent access by US Hwy 20.

PROMINENT SOILS: Multiple varieties of Valentine Sand and Sandy Loam (See Soil Legend)

WELL INFORMATION (NW1/4 15-30-24):

| | |
|--------------|------|
| GPM | 1000 |
| Well Depth | 380' |
| Static Level | 71' |
| Pump Level | 135' |
| Col. Diam. | 8" |

WELL INFORMATION (NE1/4 17-30-24):

| | |
|--------------|------|
| GPM | 1300 |
| Well Depth | 360' |
| Static Level | 95' |
| Pump Level | 95' |
| Col. Diam. | 8" |

WELL INFORMATION (S1/2 9-30-24):

| | |
|--------------|------|
| GPM | 1000 |
| Well Depth | 380' |
| Static Level | 33' |
| Pump Level | 125' |
| Col. Diam. | 8" |

| | |
|--------------|------|
| GPM | 1000 |
| Well Depth | 360' |
| Static Level | 68' |
| Pump Level | 135' |
| Col. Diam. | 8" |

EQUIPMENT LIST (NW1/4 15-30-24):

- 8 Tower T&L Pivot (w/ Valley controls)
- Amarillo Gearhead
- Mid America Pump
- Isuzu Diesel Power Unit w/ generator
- 1,000 Gal. Fuel Tank
- 1,500 Gal. Fertilizer Tank

EQUIPMENT LIST (NE1/4 17-30-24):

- 8 Tower T&L Pivot (w/ Valley controls)
- Amarillo Gearhead
- Sargent Pump
- Isuzu Diesel Power Unit w/ generator
- 1,000 Gal. Fuel Tank
- 1,500 Gal. Fertilizer Tank

EQUIPMENT LIST (S1/2 9-30-24):

- 10 Tower Reinke Pivot
- Amarillo Gearhead
- Mid America Pump
- Isuzu Diesel Power Unit w/ generator
- 1,000 Gal. Fuel Tank
- 1,500 Gal. Fertilizer Tank

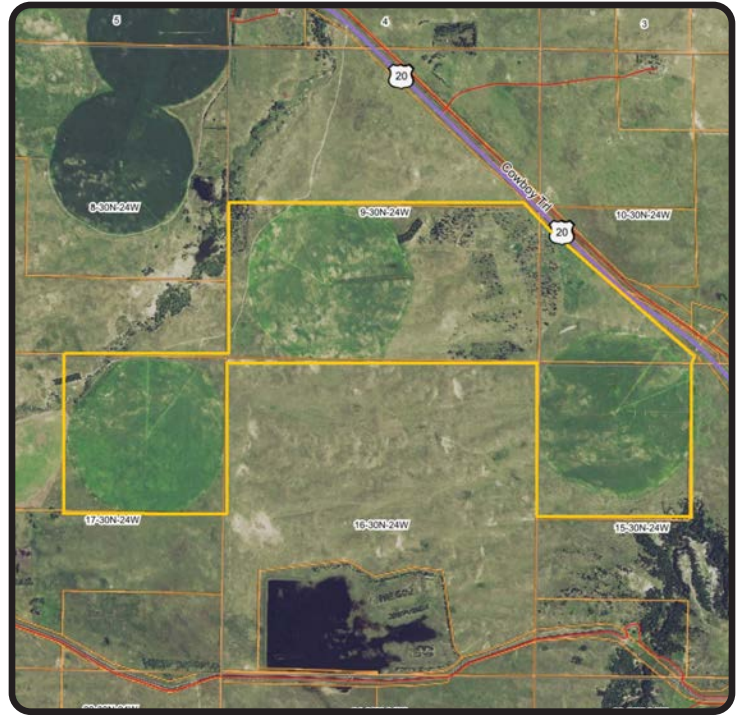
FSA INFORMATION:

- 519.76 Certified Irrigated Acres
- 458 Acres Corn Base (Subject to FSA Re-Con)
- 109 Bu. PLC Corn Yield
- 37 Bu. PLC Soybean Yield

REAL ESTATE TAXES: 2025 – \$10,441.30

PRICE & TERMS: \$1,980,000.00 Cash

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

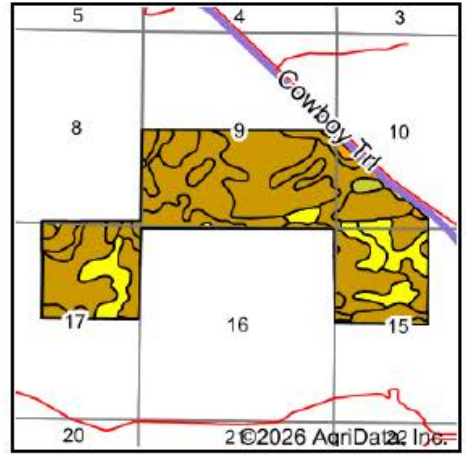
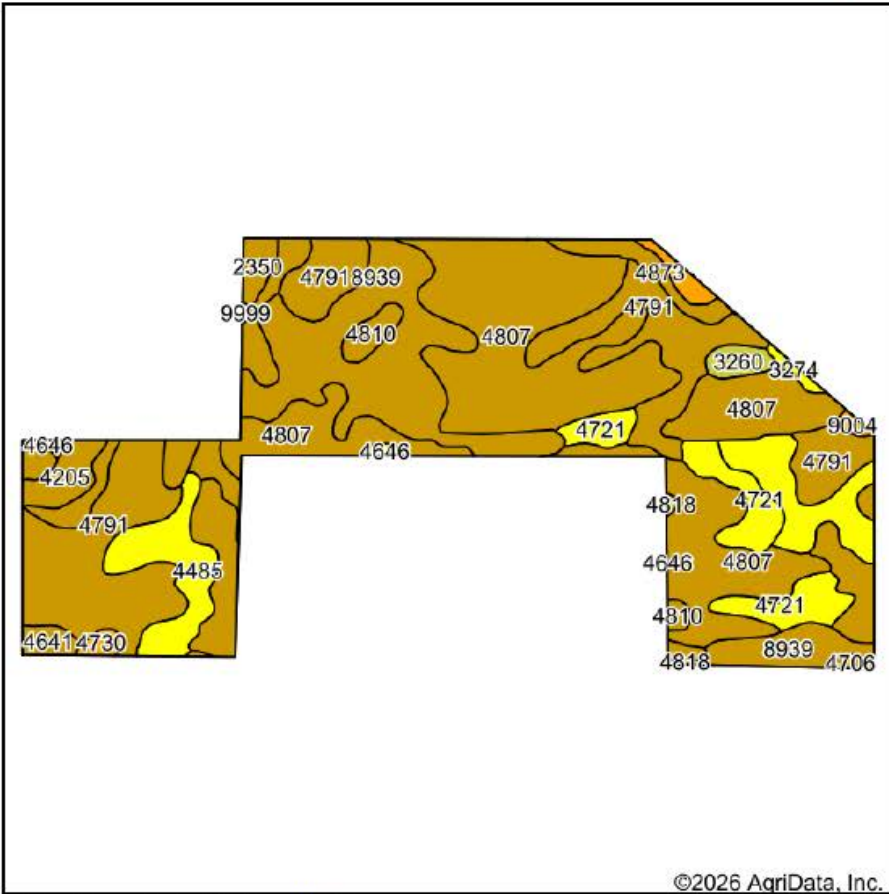


Boundry lines are for visual aid only.





Soils Map



State: **Nebraska**
 County: **Brown**
 Location: **9-30N-24W**
 Township: **Johnstown**
 Acres: **715.27**
 Date: **2/17/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE017, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | SRPG | |
|-------------------------|---|--------|------------------|----------------------|------------------|--------------|------|-------------|
| 4807 | Valentine fine sand, rolling, 9 to 24 percent slopes | 254.28 | 35.5% | | Vle | | 16 | |
| 4791 | Valentine fine sand, 3 to 9 percent slopes | 182.85 | 25.6% | | Vle | IVe | 21 | |
| 8939 | Simeon-Valentine complex, 0 to 9 percent slopes | 112.89 | 15.8% | | Vls | IVs | 25 | |
| 4721 | Pivot loamy sand, 0 to 3 percent slopes | 37.96 | 5.3% | | IVe | IIIe | 28 | |
| 3274 | Oneill-Meadin sandy loams, 2 to 6 percent slopes | 31.19 | 4.4% | | IVe | IVe | 34 | |
| 4485 | Dunday loamy fine sand, 0 to 3 percent slopes | 29.58 | 4.1% | | IVe | | 31 | |
| 4205 | Almeria loamy fine sand, channeled, frequently flooded, 0 to 2 percent slopes | 11.41 | 1.6% | | Vw | | 10 | |
| 4873 | Valentine-Sandose loamy fine sands, 0 to 9 percent slopes | 10.68 | 1.5% | | Vle | IVe | 49 | |
| 4810 | Valentine fine sand, rolling and hilly, 9 to 60 percent slopes | 10.52 | 1.5% | | Vle | | 1 | |
| 4730 | Sandose loamy fine sand, 0 to 3 percent slopes | 8.69 | 1.2% | | | IIIe | 47 | |
| 3260 | Oneill fine sandy loam, 0 to 2 percent slopes | 6.48 | 0.9% | | IIc | IIs | 37 | |
| 2350 | Inavale-Barney complex, channeled, occasionally flooded | 6.12 | 0.9% | | VIw | | 26 | |
| 4641 | Ipaga fine sand, 0 to 3 percent slopes | 5.16 | 0.7% | | Vle | | 25 | |
| 4646 | Ipaga loamy fine sand, 0 to 3 percent slopes | 2.27 | 0.3% | | IVe | IVe | | |
| 9004 | Anselmo fine sandy loam, 3 to 6 percent slopes | 1.75 | 0.2% | | | IIIe | 48 | |
| 4706 | McKelvie-Longpine-Ronson complex, 17 to 70 percent slopes | 1.74 | 0.2% | | Vle | | 1 | |
| 4818 | Valentine loamy fine sand, 3 to 9 percent slopes | 1.28 | 0.2% | | Vle | IVe | 25 | |
| 9999 | Water | 0.42 | 0.1% | | | | | |
| Weighted Average | | | | | | *. | *. | 21.6 |

*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.

Soils data provided by USDA and NRCS.