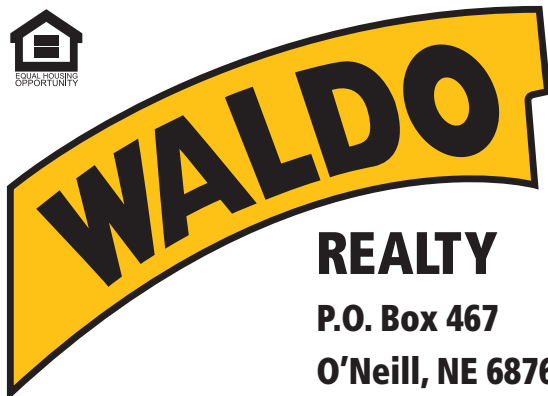




FOR SALE

156.98 +/- 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: 156.98 +/- Acres

PROPERTY LOCATION: From Long Pine, NE 1.4 miles East on US Hwy 20 to Pineview Boulevard to the subject property.

LEGAL DESCRIPTION: Available upon request.

PROPERTY DESCRIPTION: This well-kept property consists of a 2,542 sq. ft. one-story home with full unfinished basement built in 2013. The home features 3 bedrooms, 2 Full bathrooms and a half bath on the main level and 1 full bathroom in the basement. 3-Car garage, 487 sq. ft. raised deck, Stucco/brick siding, Large kitchen, with island, quartz countertops, lots of cherry wood cabinets, eat in kitchen and full dining room.

IRRIGATION EQUIPMENT: Well Maintained Valley Pivot with electric pump.

FSA INFORMATION:

Irrigated Acres: 124.61
Cropland Acres: 144.03
Corn Base Acres: 106.4 w/ 190 Bu. PLC Yield
Soybean Base Acres: 16.6 w/ 54 PLC Yield

AINSWORTH WATER DISTRICT:

147.5 Acres
203.5 Acre Feet
\$6,490 Usage Fee
\$1,132.48 Over-use Fee

SOIL INFORMATION: Primarily Jansen loam, O'Neill series and Simeon Loamy Sand.

ADDITIONAL AMENITIES: 1/2 mile off Hwy 20

- Variable speed pump in well
- Water test real good
- Heat pumps with 2 humidifiers (Open loop/Pump and Dump) very efficient with air exchangers
- Lawn sprinkler system no dry spots
- Septic tank Large 1500 gallon
- Water softener (owned)
- Hot water circulate (instant hot water for faucets and appliances)
- Wood stove downstairs
- Large Hydrotherapy tub with 6 jets
- Insulated foam 9' basement walls
- Plastic under basement cement floor
- WiFi high speed internet and good cell service
- Blink security cameras
- Gas fireplace in living room
- Large covered deck, never gets too hot
- 5 TVs (4 upstairs, 1 downstairs)

BROKERS REMARKS: Rarely do we get a quality set of improvements out in the country with well-maintained country road and US Hwy Frontage. **The improvements can be sold separately or in a combination.** Enjoy the amazing sunrise and sunsets from this open country. **The property to be shown by appointment only to a qualified buyer.**

REAL ESTATE TAXES: \$15,765.62 **PRICE & TERMS:** \$2,900,000.00 Cash

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





81' X 185' TURN KEY SHOP:

- 6" cement floors
- Outside cement pads (South side 106' x 62', East side 30' x 31')
- Morton warranty 50 year snow load
- Generator hook up with power cord for emergency power

Work Area – 81' x 48'

- Two 16' x 24' overhead doors with electric openers
- A/C and two propane heat sources(forced air & tube heaters) very efficient with 1000 gallon propane tank
- Sloped floor drain and pit with rv dump
- Water softener (owned)
- Bathroom & sink
- WiFi, TV with satellite dish and stereo system
- Blink security cameras
- Sound deadener walls
- Two overhead insulated doors
- Phone
- Refrigerator
- Heavy duty work bench
- Air compressor with all cooper plumbing outlets all around shop with two air retractable reels
- Four 220 welder outlets and multiple 110 outlets
- 50 amp RV outlet
- Large 1500 gallon septic tank
- Car hoist mounted in extra deep cement
- Good efficient lighting
- Two 165 gallon tanks with meters for motor oil and hydraulic oil

Wash Bay – 81' x 32'

- Morton Buildings new addition in 2025
- 16' x 24' overhead door with electric opener
- Forced air furnace
- Sloped drain and pit
- Electrical outlets 50 amp RV, 220 and 110
- Insulated overhead door
- Lots of LED efficient lighting

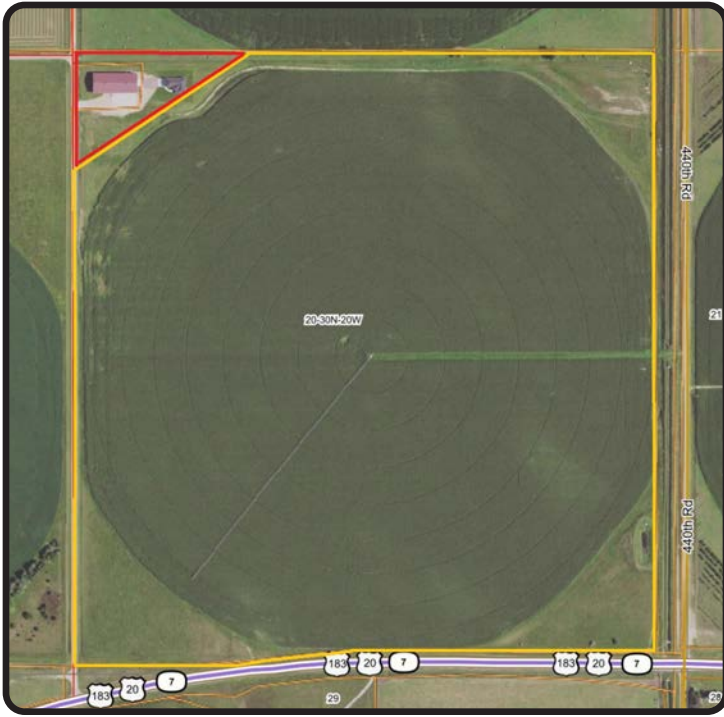
Cold Storage – 81' x 105'

- Sliding doors opening 31.5' x 17.5'
- All cement floors
- Overhead lights
- 110 outlets





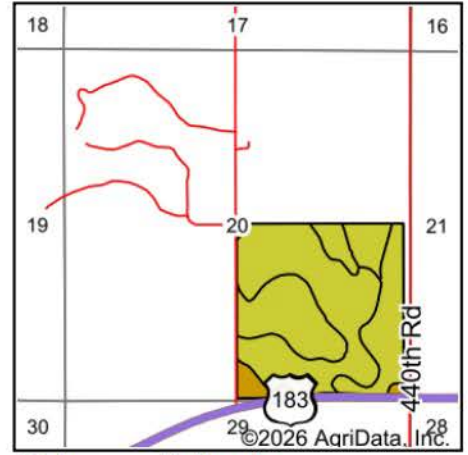
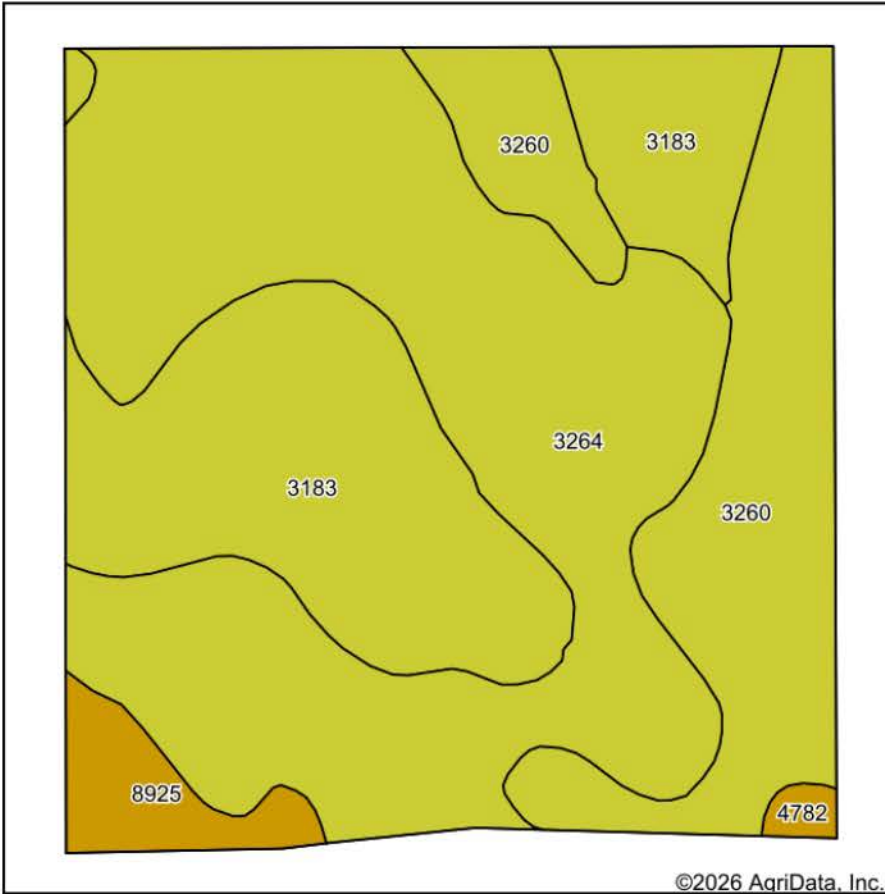




Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Brown**
 Location: **20-30N-20W**
 Township: **North Pine**
 Acres: **151.03**
 Date: **1/19/2026**



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
3264	O'Neill loam, 0 to 2 percent slopes	72.69	48.1%		IIc	IIIs	40
3183	Jansen loam, 0 to 2 percent slopes	39.69	26.3%		IIIs	IIIs	53
3260	O'Neill fine sandy loam, 0 to 2 percent slopes	32.20	21.3%		IIc	IIIs	37
8925	Simeon loamy sand, 0 to 3 percent slopes	5.57	3.7%		VIIs	IVIs	26
4782	Valentine fine sand, 0 to 3 percent slopes, moist	0.88	0.6%		VIe	IVe	
Weighted Average					2.17	2.09	42

*c: Using Capabilities Class Dominant Condition Aggregation Method