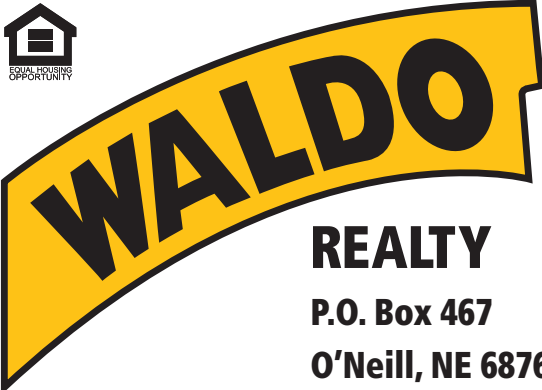




FOR SALE

161.92 +/- 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: 161.92 +/- Acres

PROPERTY LOCATION: 7 Miles North of Ainsworth, NE on Old Hwy 7, then 2.5-miles East on 885 Rd to Southwest corner of the property.

LEGAL DESCRIPTION: SE1/4 Section 17 Township 31N Range 21 West of the 6th PM, Brown County, NE

PROPERTY DESCRIPTION: This productive grassland offering has been utilized for upland hay production for several decades. With convenient county road access, the land could continue to serve as a reliable source of winter feed for livestock. Alternatively, with the addition of fencing and water development, it could be converted into productive summer pasture.

The property features beautiful views overlooking the surrounding Bone Creek Valley, offering a peaceful setting with potential for a secluded home or cabin site. Located adjacent to Keller Wildlife Management Area and just minutes from Keller State Park, the property also provides easy access to a variety of outdoor recreational opportunities including hunting, hiking, and wildlife viewing. **Contact listing agent Matt Stoltenberg 605-695-0202.**

***Subject to 2026 lease.**

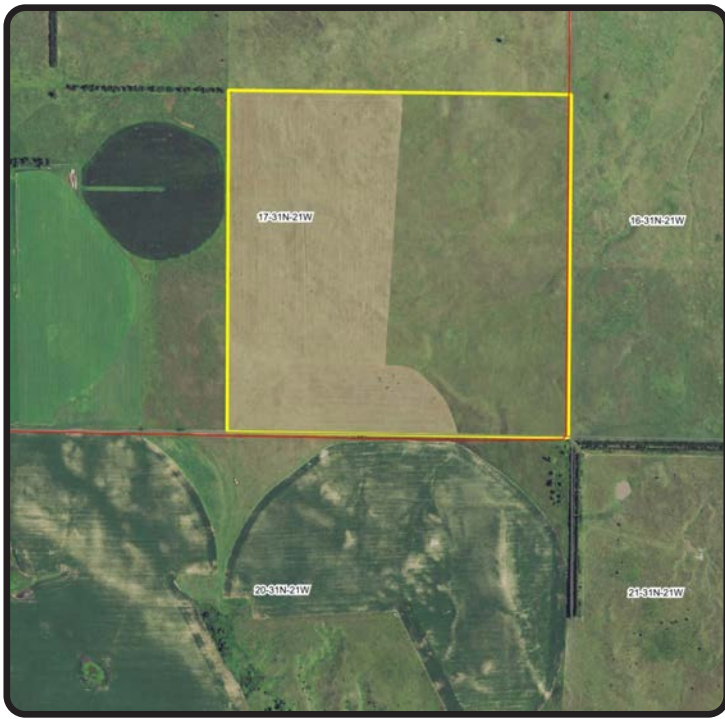
PROMINENT SOILS: See Attached.

REAL ESTATE TAXES: \$867

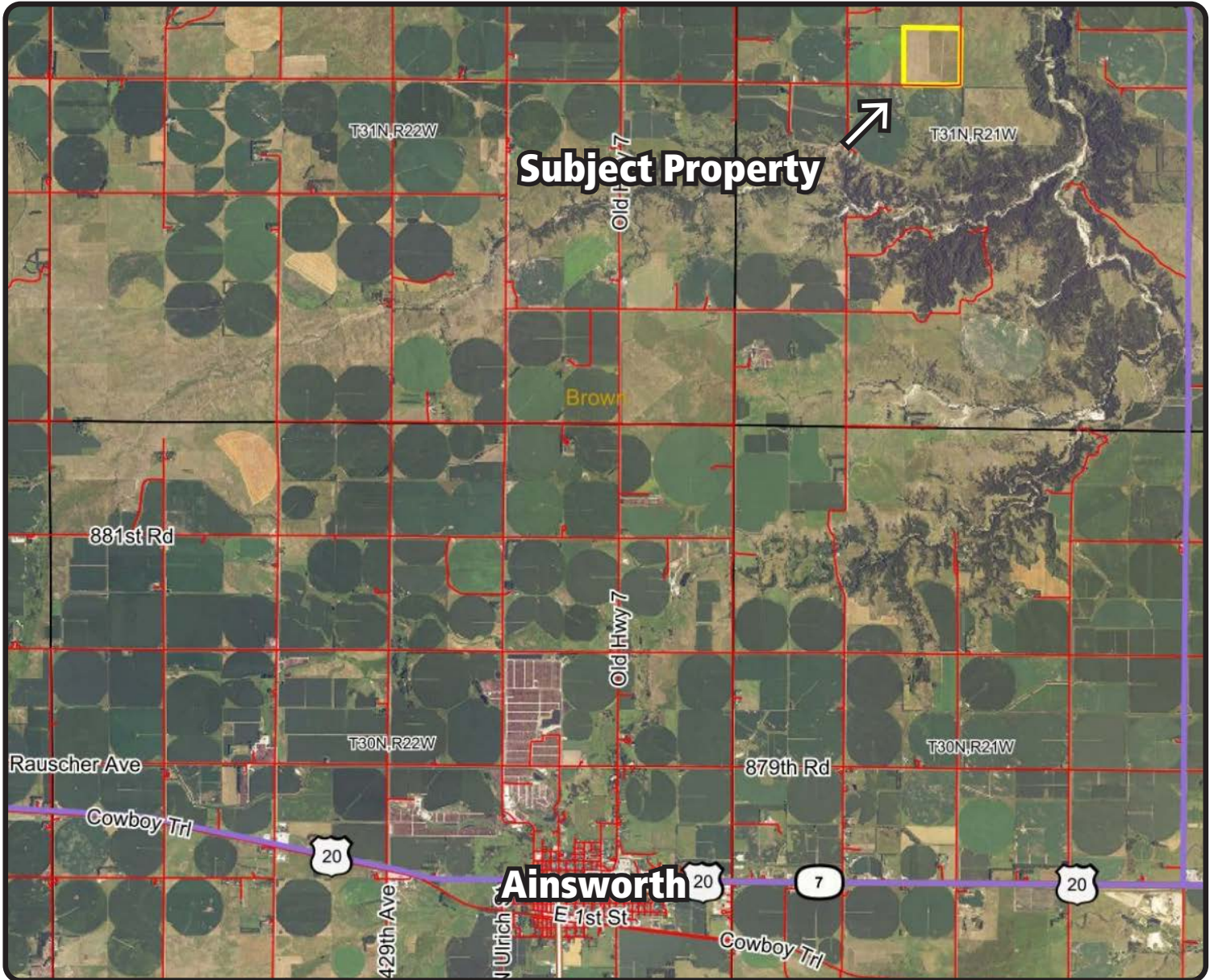
PRICE & TERMS: \$453,400 Cash

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

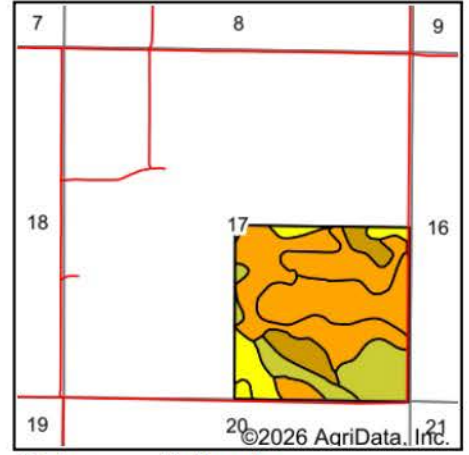
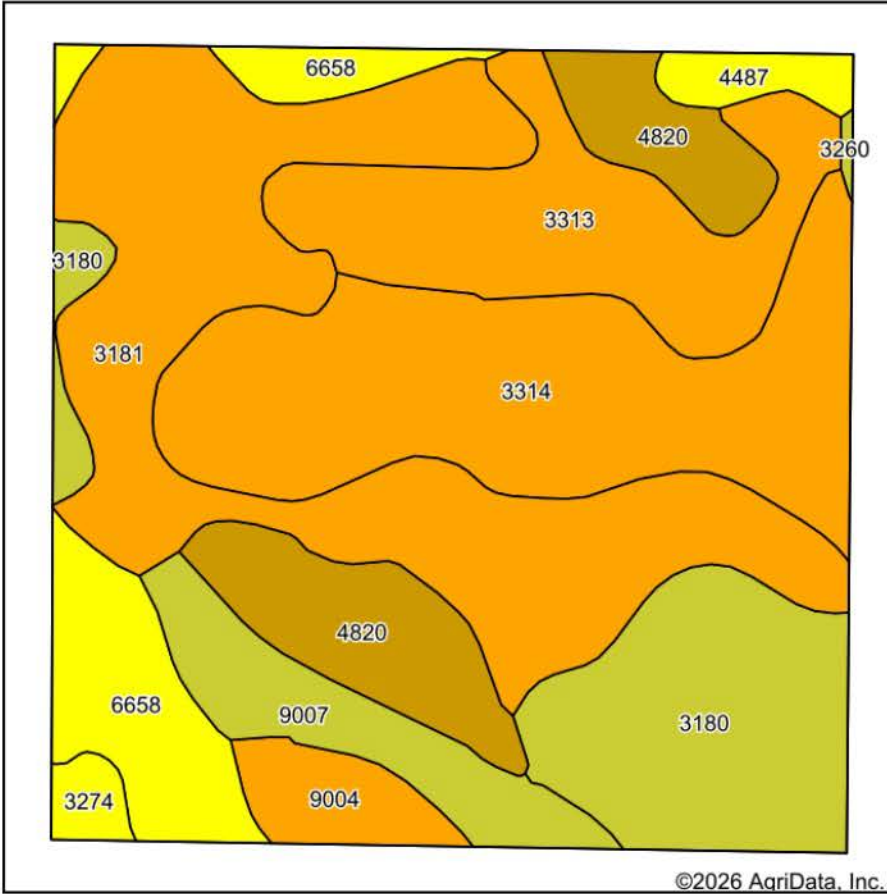




Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Brown**
 Location: **17-31N-21W**
 Township: **North Pine**
 Acres: **159.28**
 Date: **1/27/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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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
3181	Jansen fine sandy loam, 2 to 6 percent slopes	42.36	26.7%		IIIe	IIIe	49
3314	Ronson-Longpine fine sandy loams, 2 to 6 percent slopes	32.64	20.5%		IIIe	IIIe	16
3180	Jansen fine sandy loam, 0 to 2 percent slopes	20.27	12.7%		Ile	Ile	50
3313	Ronson-Longpine fine sandy loams, 0 to 2 percent slopes	19.50	12.2%		IIIe	IIIe	16
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	14.74	9.3%		VIe	IVe	
6658	Brunswick fine sandy loam, 3 to 11 percent slopes	12.13	7.6%		IVe	IVe	25
9007	Anselmo fine sandy loam, 0 to 3 percent slopes	9.19	5.8%		Ile	Ile	
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	4.32	2.7%		IIIe	IIIe	48
4487	Dunday loamy fine sand, 0 to 3 percent slopes, moist	2.40	1.5%		IVe		
3274	Oneill-Meadin sandy loams, 2 to 6 percent slopes	1.51	0.9%		IVe	IVe	34
3260	Oneill fine sandy loam, 0 to 2 percent slopes	0.22	0.1%		IIc	IIc	37
Weighted Average					3.19	*-	28.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

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