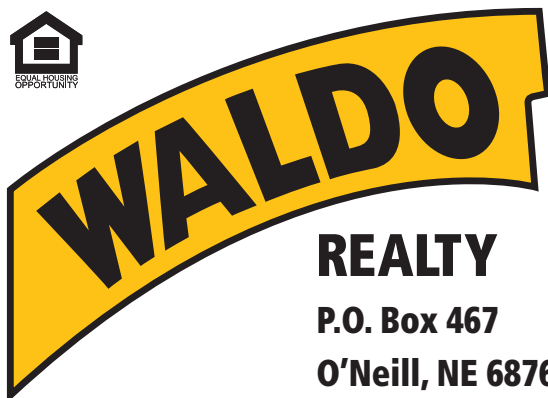




**FOR SALE**

**161.91 +/- 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](http://www.waldorealty.net)**

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

**DEEDED ACRES:** 161.91 +/- Acres

**PROPERTY LOCATION:** 3.5 Miles South of Ainsworth, NE on Hwy 7, then 1-mile East on 874 Rd to Southwest corner of the property.

**LEGAL DESCRIPTION:** SW1/4 Section 12 Township 29N Range 22 West of the 6th PM, Brown County, NE

**PROPERTY DESCRIPTION:** Located in the heart of Nebraska's cattle country, this highly desirable property features productive sub-irrigated meadow just minutes from Ainsworth. With excellent county road access, the land offers outstanding potential for hay production and serves as an ideal source of supplemental feed for a livestock operation. Whether expanding an existing ranch or securing dependable hay ground, this property presents a valuable opportunity in a strong ranching community. **Contact listing agent Matt Stoltenberg 605-695-0202.**  
\*Subject to 2026 lease.

**PROMINENT SOILS:** See Attached.

**REAL ESTATE TAXES:** \$1,063

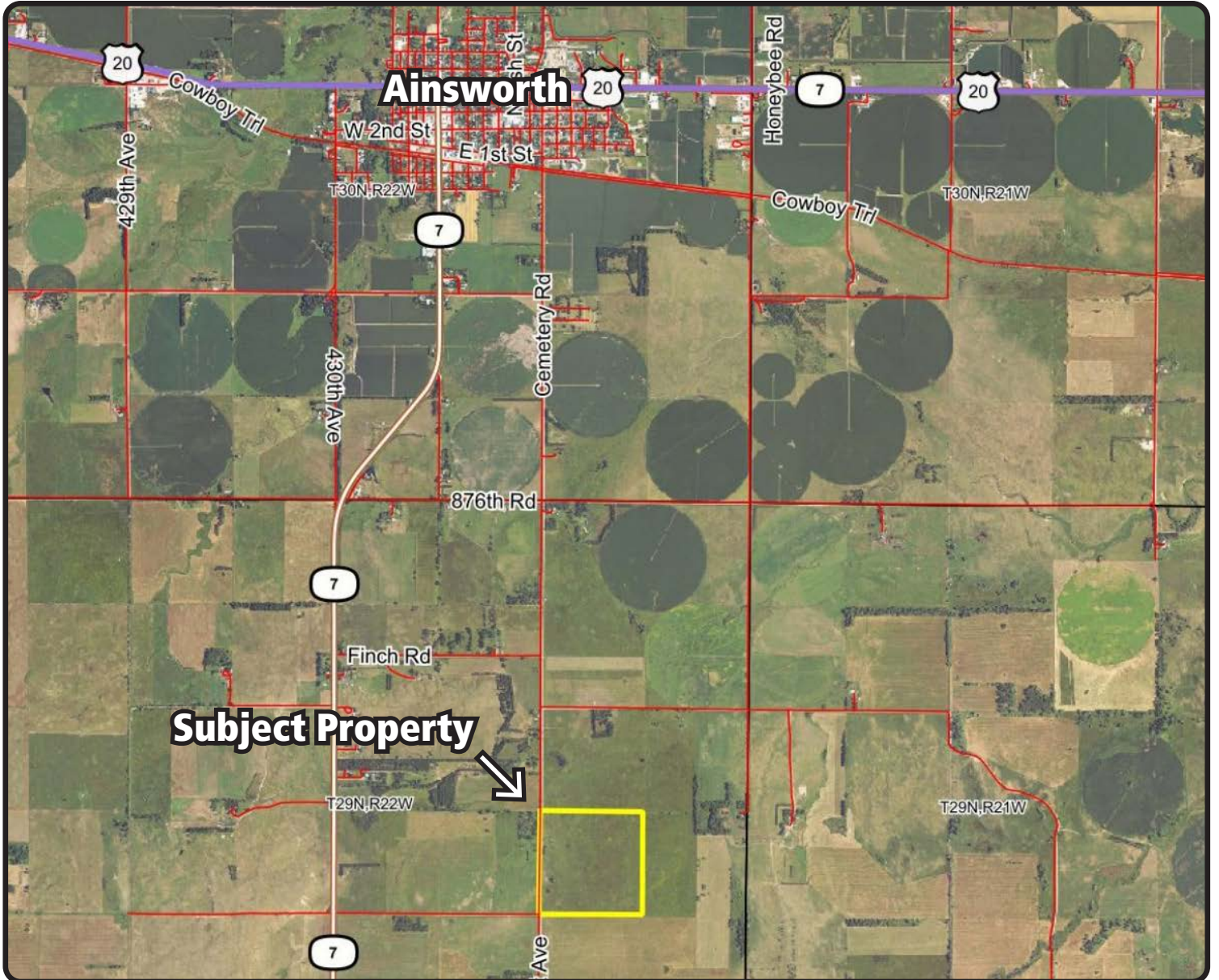
**PRICE & TERMS:** \$534,300 Cash

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

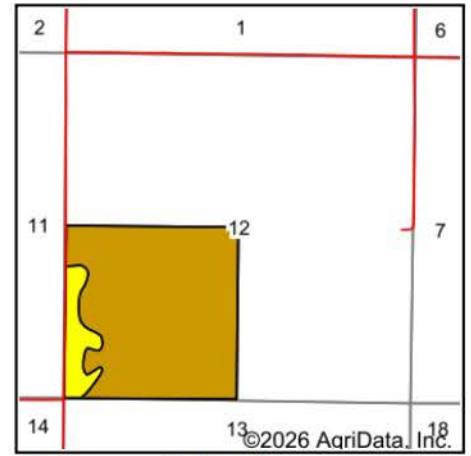
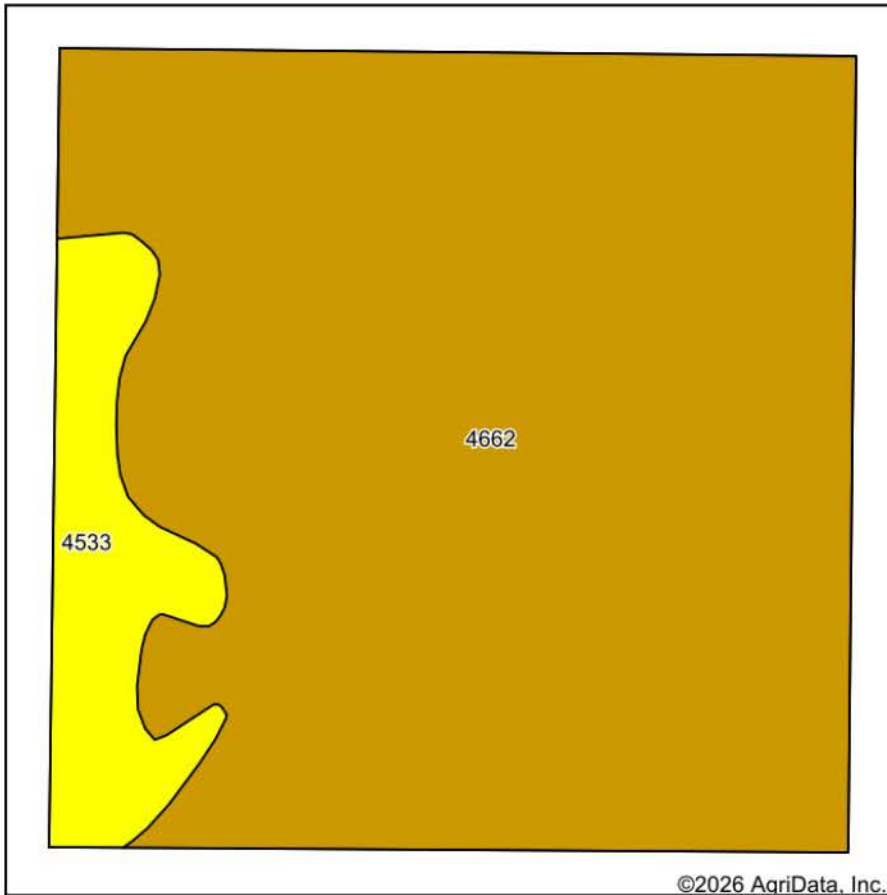




Boundry lines are for visual aid only.



# Soils Map



State: **Nebraska**  
 County: **Brown**  
 Location: **12-29N-22W**  
 Township: **Ainsworth**  
 Acres: **158.43**  
 Date: **1/27/2026**



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	SRPG
4662	Loup fine sandy loam, 0 to 1 percent slopes	142.68	90.1%		Vw	30
4533	Els loamy sand, 0 to 3 percent slopes	15.75	9.9%		IVw	27
<b>Weighted Average</b>					<b>4.90</b>	<b>29.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

