

LAND FOR SALE

1,409.62+/- Acres in Brown County, Nebraska
Priced at \$1,162,936



- Quality sandhill pasture - cross-fenced
- 151 acres of pivot irrigated cropland
- Includes Paradise Lake

Property Location: From Ainsworth, Nebraska, 13 miles south along Highway 7, then five miles west.

Legal Description: All of Section 2, Township 27 North, Range 23 West of the 6th PM; South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) and Southwest QSounds gouarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 26 and All of Section 35; Township 28 North, Range 23 West of the 6th P.M., Brown County, Nebraska.



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For additional information, please contact:

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Property Information

Property Description:

Nice smaller sandhill ranch with improvements, plus a pivot irrigated circle for feed or grain production. Other improvements include a modest home and shop, plus several miscellaneous ranch buildings. Excellent winter protection on the ranch with multiple tree belts surrounding the building site and calving areas. Pastures are cross-fenced, and water is plentiful. Paradise Lake located at the south end of the ranch. Full possession is open for 2021. End of the road privacy. Shown by appointment, call today!!



Upper Loup NRD: 157 certified irrigated acres

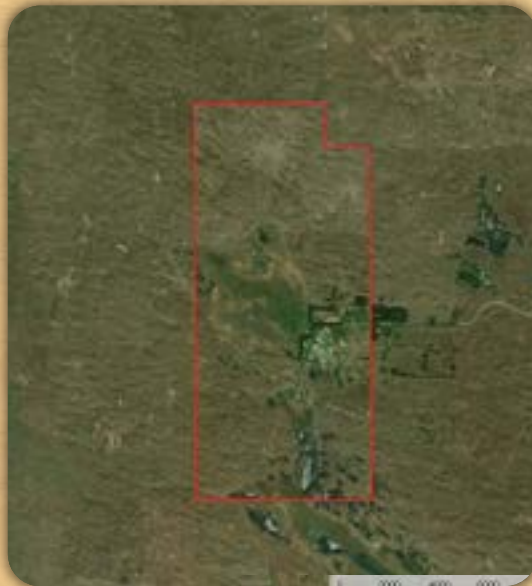
Home and Outbuildings:

1,184 sq.ft. home; 28' x 54' machine shed; barn; calving barn, miscellaneous outbuildings



2020 Real Estate Taxes: \$13,782.94

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4792	Valentine fine sand, 3 to 9 percent slopes, moist	149.4	10.69	6e
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	501.3	35.88	6e
4492	Dunday loamy fine sand, 3 to 9 percent slopes, moist	9.6	0.68	6e
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	382.9	27.4	6e
4887	Valentine-Tryon, complex, 0 to 24 percent slopes, moist	33.1	2.37	6e
4873	Valentine-Sandose loamy fine sands, 0 to 9 percent slopes	28.0	2.01	6e
4746	Tryon loamy fine sand, 0 to 3 percent slopes	17.1	1.22	5w
4545	Els-lpage fine sands, 0 to 3 percent slopes	4.3	0.31	6w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	99.2	7.1	6e
4782	Valentine fine sand, 0 to 3 percent slopes, moist	19.6	1.4	6e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	42.3	3.03	6e
4641	lpage fine sand, 0 to 3 percent slopes	110.3	7.9	6e
TOTALS		1397.1	100%	5.99



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1,409.62+/- Acres • *Brown County, Nebraska*



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are acting as agents for the seller.