

LAND FOR SALE

107.53+/- Acres • Brown County, Nebraska

Offered at \$419,367.00 or \$3,900.00 Per Acre



Highlights:

- Nice gravity irrigated farm
- Abundant inexpensive irrigation water
- Excellent location near several feedlots

L-2300277

Property Location: From Ainsworth, Nebraska, travel 5 miles west on U.S. Highway 20, then travel north 4½ miles and turn west ¼ mile to the northeast corner of the property.



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For additional information, please contact:

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Property Information

Legal Description: Part of the East Half of the Northwest Quarter (E½NW¼) and Part of the West Half of the Northeast Quarter (W½NE¼) of Section 35, Township 31 North, Range 23 West of the 6th P.M., Brown County, Nebraska.

Property Description: Nice gravity irrigated farm with water provided by the Ainsworth Irrigation District. The Ainsworth Irrigation District indicates a total of 96.9 irrigated acres. Cash rent lease in place for 2023. A nice smaller investor property, perfect for a 1031 exchange.

Ainsworth Irrigation District: 96.90 irrigated acres; 2023 Water Charges \$3,682.20; 2023 Re-payment Charge \$661.10; Total 2023 Water Assessment \$4,343.30

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	91.3 acres	158 bushels

2023 Taxes: \$3,718.12

Price: \$419,367.00 or \$3,900.00 per acre



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4730	Sandose loamy fine sand, 0 to 3 percent slopes	84.34	78.71	0	41	3e
3200	Johnstown fine sandy loam, 0 to 2 percent slopes	17.56	16.39	0	61	2e
3201	Johnstown loam, 0 to 2 percent slopes	4.74	4.42	0	56	2c
4492	Dundose loamy fine sand, 3 to 9 percent slopes, moist	0.28	0.26	0	34	6e
4487	Dundose loamy fine sand, 0 to 3 percent slopes, moist	0.25	0.23	0	34	4e
TOTALS		107.17(*)	100%	-	44.91	2.8



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Location Map

