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L-2300277

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# LAND FOR SALE

107.53± Acres | Brown County, Nebraska

## PRICE REDUCED

\$397,861.00 or  
\$3,700.00 per acre

### Highlights:

- Good soils and location
- Abundant inexpensive irrigation water
- Low overhead farm



**For additional information, please contact:**

**Dave Hickey, Agent | (402) 340-4436**

**[DHickey@FarmersNational.com](mailto:DHickey@FarmersNational.com)**



# 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:** Irrigated farm located in the Ainsworth Irrigation District. A great opportunity to purchase a smaller farm with 96.9 irrigated acres, good soils, and access. This farm would make a great 10-31 investor property.

**Price:** \$397,861.00 or \$3,700.00 per acre

**Ainsworth Irrigation District:** 96.90 irrigated acres; 2025 Water Charges \$4,069.80; 2025 Repayment Charge \$661.10; Total 2025 Water Assessment \$4,730.90.

**FSA Information:**

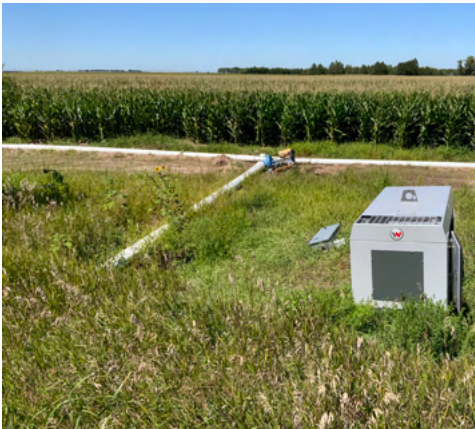
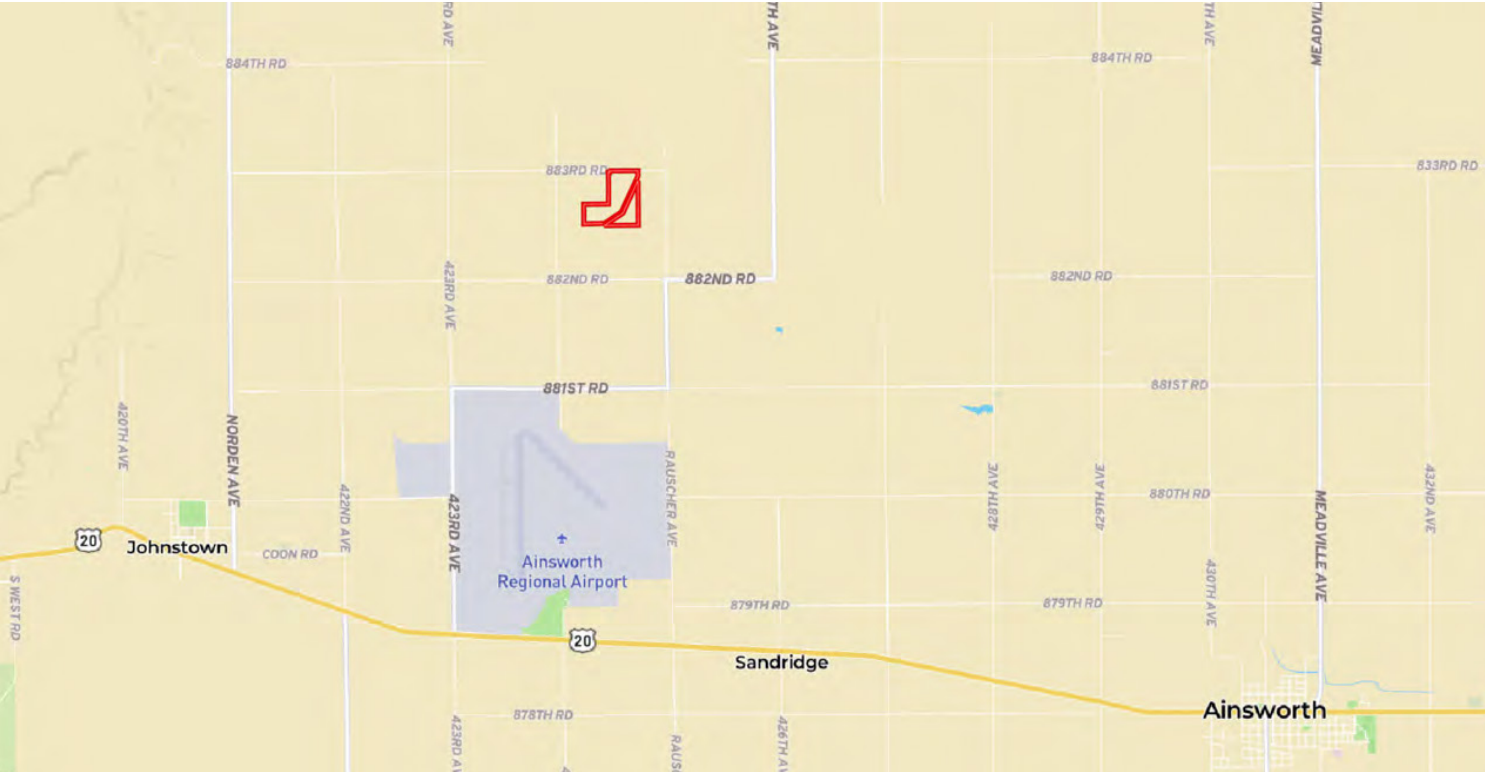
**Farm #2158**

**Tract #8086**

	Base	PLC Yield
Corn	91.3 acres	158 bushels

**2025 Taxes:** \$2,512.12

## Location Map



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 on the reverse side are the Designated Agents for the seller.



### Aerial Map



### 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	Dunday loamy fine sand, 3 to 9 percent slopes, moist	0.28	0.26	0	34	6e
4487	Dunday 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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