

# LAND FOR SALE

**888.22+/- Acres Offered in Two Tracts  
Brown County, Nebraska**

*Offered at \$1,332,000 or \$1,500 Per Acre*

## Highlights:

- Tract 1: 400.52+/- Acres • Tract 2: 487.7+/- Acres
- Hay Production
- Lots of Recreation
- Immediate Possession



L-2300322

**Property Description:** Unique sub-irrigated hay meadow property with significant water and waterfowl hunting. Offered as a total unit or in two tracts, this highly accessible hay meadow and recreation property is located 10 miles south and 2 miles west of Long Pine, Nebraska, directly adjacent to West Y Avenue.

This property offers excellent opportunities for significant hay production during the growing season, plus fall grazing of aftergrass. Good sub-irrigated hay production, with many acres capable of 2 tons. Great fishing and waterfowl hunting go along with this property, or lease the recreation for additional income. This property is not leased, and is fully available for 2023 possession!



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**For additional information, please contact:**

**Dave Hickey, Agent**

O'Neill, Nebraska

Business: (402) 336-3500

Cell: (402) 340-4436

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

[www.FarmersNational.com/DaveHickey](http://www.FarmersNational.com/DaveHickey)



# Property Information

## • Tract 1

**Legal Description:** That portion lying East and South of the existing County Road Right-of-Way of Section 27; That portion lying East of the existing County Road Right-of-Way of Section 34; Township 28 North, Range 21 West of the 6th P.M., Brown County, Nebraska.

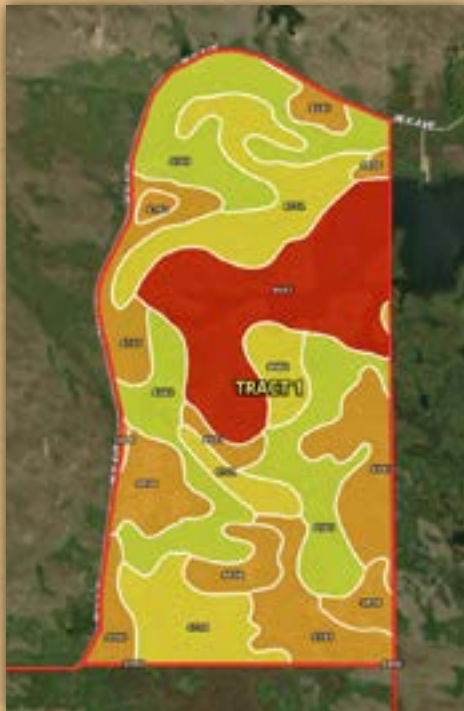
**Property Description:** 400.52+/- acres of hay meadow / recreation combination property lying directly adjacent to South Pine WMA.

**2022 Taxes:** \$3,308.10 (estimated)

**Price:** \$600,780 or \$1,500 per acre



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4563	Els-Tryon complex, 0 to 3 percent slopes	110.56	27.22	21	20	4w
4545	Els-lpage fine sands, 0 to 3 percent slopes	82.16	20.23	38	19	6w
4683	Marlake fine sandy loam, frequently ponded	78.84	19.41	5	1	8w
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	77.82	19.16	0	5	5w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	37.42	9.21	0	27	6e
4662	Loup fine sandy loam, 0 to 1 percent slopes	11.47	2.82	30	19	5w
4641	lpage fine sand, 0 to 3 percent slopes	4.78	1.18	53	18	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	2.33	0.57	0	31	6e
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	0.83	0.2	0	22	6e
TOTALS		406.21(*)	100%	15.84	13.9	5.62



# Property Information

## • Tract 2

**Legal Description:** South Half of the South Half (S1/2S1/2) of Section 34; Township 28 North, Range 21 West of the 6th P.M., and North Half lying East of the existing County Road Right-of-Way of Section 3, Township 27 North, Range 21 West of the 6th P.M., Brown County, Nebraska.

**Property Description:** 487.7+/- acres of hay meadow / waterfowl hunting property with a solar well and bottomless tank for grazing.

**2022 Taxes:** \$3,741.81 (estimated)

**Price:** \$731,550 or \$1,500 per acre



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	136.85	28.42	0	5	5w
4683	Marlake fine sandy loam, frequently ponded	81.98	17.02	5	1	8w
4545	Els-Ipage fine sands, 0 to 3 percent slopes	73.56	15.27	38	19	6w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	54.89	11.4	0	27	6e
4492	Dunday loamy fine sand, 3 to 9 percent slopes, moist	40.58	8.43	0	34	6e
4746	Tryon loamy fine sand, 0 to 3 percent slopes	33.24	6.9	0	17	5w
4563	Els-Tryon complex, 0 to 3 percent slopes	30.94	6.42	21	20	4w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	12.62	2.62	0	22	6e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	10.29	2.14	0	31	6e
4641	Ipage fine sand, 0 to 3 percent slopes	6.64	1.38	53	18	6e
TOTALS		481.59(*)	100%	8.74	14.38	5.86



# LAND FOR SALE

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Offered in Two Tracts

Location Map



Aerial Map



Tract 1



Tract 2

