



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

1,455.85± Acres, Brown County, Nebraska

OFFERED AT
\$1,747,020

Highlights:

- Good summer grazing unit
- Highly accessible
- Close to Highway 7



For additional information, please contact:
Dave Hickey, Agent | (402) 340-4436
DHickey@FarmersNational.com

Property Information

Directions to Property:

- From Ainsworth, Nebraska, travel approximately 13 miles south on Highway 7, then go two miles west/southwest to the north side of the property.
- Travel approximately 16 miles south of Ainsworth, Nebraska, then west 1.5 miles to the property (second auto gate).

Property Description:

1,455+/- acres of summer range cross-fenced into two pastures for rotational grazing. Owner rated for 135 pairs. This summer unit has four windmills plus one solar well, all with bottomless tanks and overflows. Road access along the north end and through the south end of the property makes this property highly accessible for the livestock producer. Sells subject to the Sellers completing a tax deferred exchange. This property checks all the boxes for a local or absentee livestock producer looking for summer pasture for a substantial number of cows. Call the agent for details, or a showing!

Legal Description:

All of Section 5; East Half (E¹/₂) of Section 7; West Half (W¹/₂) & West Half of the East Half (W¹/₂E¹/₂) of Section 8; Township 27 North, Range 22 West of the 6th P.M., Brown County, Nebraska.

2023 Taxes:

- \$9,441.14

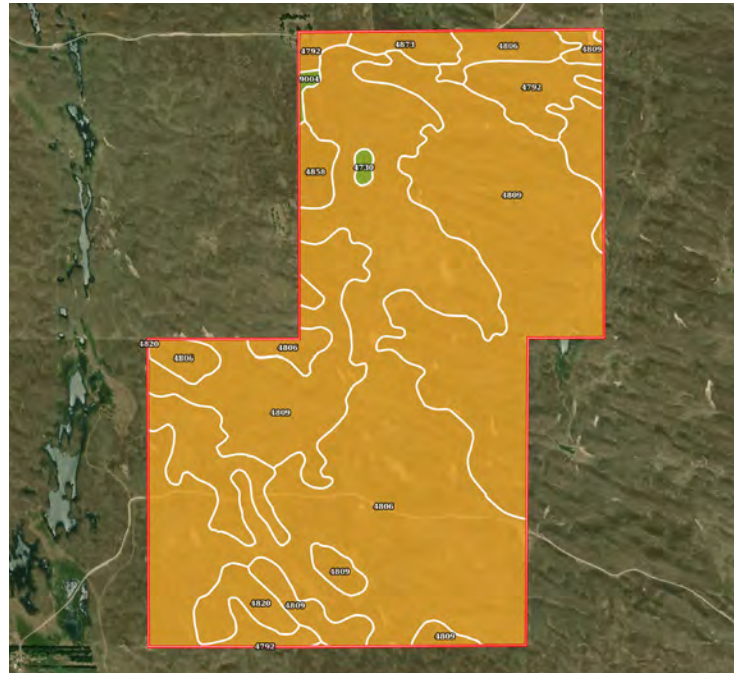


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	714.6 4	49.76	0	25	6e
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes , moist	535.4 3	37.28	0	19	6e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	86.4	6.02	0	32	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	55.46	3.86	0	31	6e
4873	Valentine-Sandose loamy fine sands, 0 to 9 percent slopes	19.17	1.33	0	34	6e
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	17.71	1.23	0	29	6e
4730	Sandose loamy fine sand, 0 to 3 percent slopes	3.87	0.27	0	50	3e
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	3.37	0.23	54	40	3e
TOTALS		1436. 05(*)	100%	0.13	23.69	5.98



Property Location

