



Farmers
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L-2600137

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LAND FOR SALE

107.53± Acres, Brown County, Nebraska

OFFERED AT
\$376,355 or
\$3,500 per acre

Highlights:

- Low overhead farm
- Good soils
- Irrigation District water



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

DHickey@FarmersNational.com

Property Information

Directions to Property: From Ainsworth, Nebraska, travel five miles west on US Highway 20, then travel north 4½ miles and turn west ¼ mile to the northeast corner of the property.

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.

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

Taxes: \$2,512.12

FSA Information:

	Base	Yield
Corn	91.3 acres	138 PLC

Property Description: Here is your opportunity to purchase a smaller irrigated farm in the Ainsworth Irrigation District! This gravity irrigated farm offers 96.9 irrigated acres, with water provided by the reliable Ainsworth Irrigation District. Soils include Sandose, Johnstown and Dunday soils all being found on the property.

This farm offers excellent access along 883rd Road and is just 2 miles north of the Ainsworth Airport. Full possession sells for the 2026 growing season.

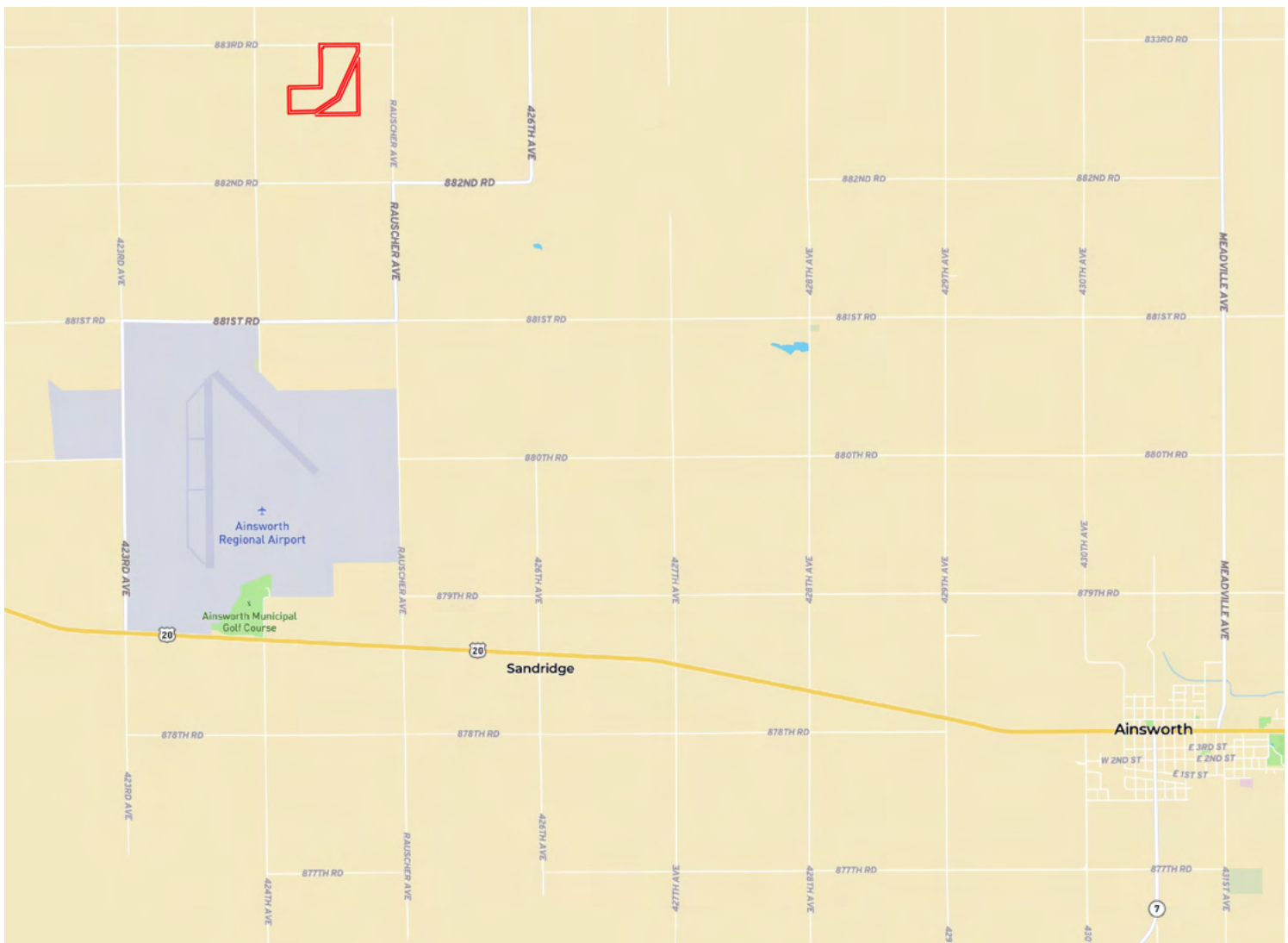
Irrigation equipment includes aluminum irrigation pipe, diesel generator, and fuel tank.

A great chance to purchase a quality gravity irrigated farm located in the Ainsworth Irrigation District!

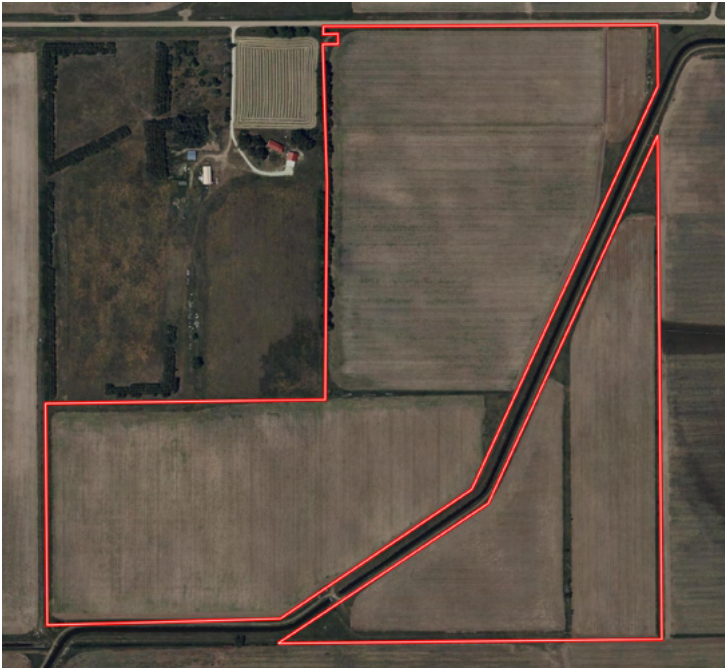
Call the agent today!

Price: \$376,355 or \$3,500 per acre

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4730	Sandose loamy fine sand, 0 to 3 percent slopes	84.27	78.71	0	50	3e
3200	Johnstown fine sandy loam, 0 to 2 percent slopes	17.52	16.36	0	61	2e
3201	Johnstown loam, 0 to 2 percent slopes	4.74	4.43	0	57	2c
4492	Dunday loamy fine sand, 3 to 9 percent slopes, moist	0.28	0.26	0	35	6e
4487	Dunday loamy fine sand, 0 to 3 percent slopes, moist	0.25	0.23	0	35	4e
TOTALS		107.06(*)	100%	-	52.03	2.8





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