



BROWN COUNTY IRRIGATED QUARTER AND CREEK BOTTOM



Irrigated farmland and range acres teeming with wildlife.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

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PROPERTY HIGHLIGHTS

List Price	\$605,000
Location	Northwest of Ainsworth, NE
Legal Description	6 30 22 PT.SE 150.28

Acres	Under Pivot:	80.5±
	Grass:	58.86±
	Gravity:	10.92±
	Total:	150.28±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated	\$2,710.88
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Property Summary

Brown County Irrigated Quarter and Creek Bottom consists of 150.28+/- acres of irrigated farmland with the balance in native range and Sand Draw creek bottom in the Northwest corner of the property. There is ample wildlife habitat on this quarter and has a livestock well in the Southeast corner for cattle water during winter cornstalk grazing.

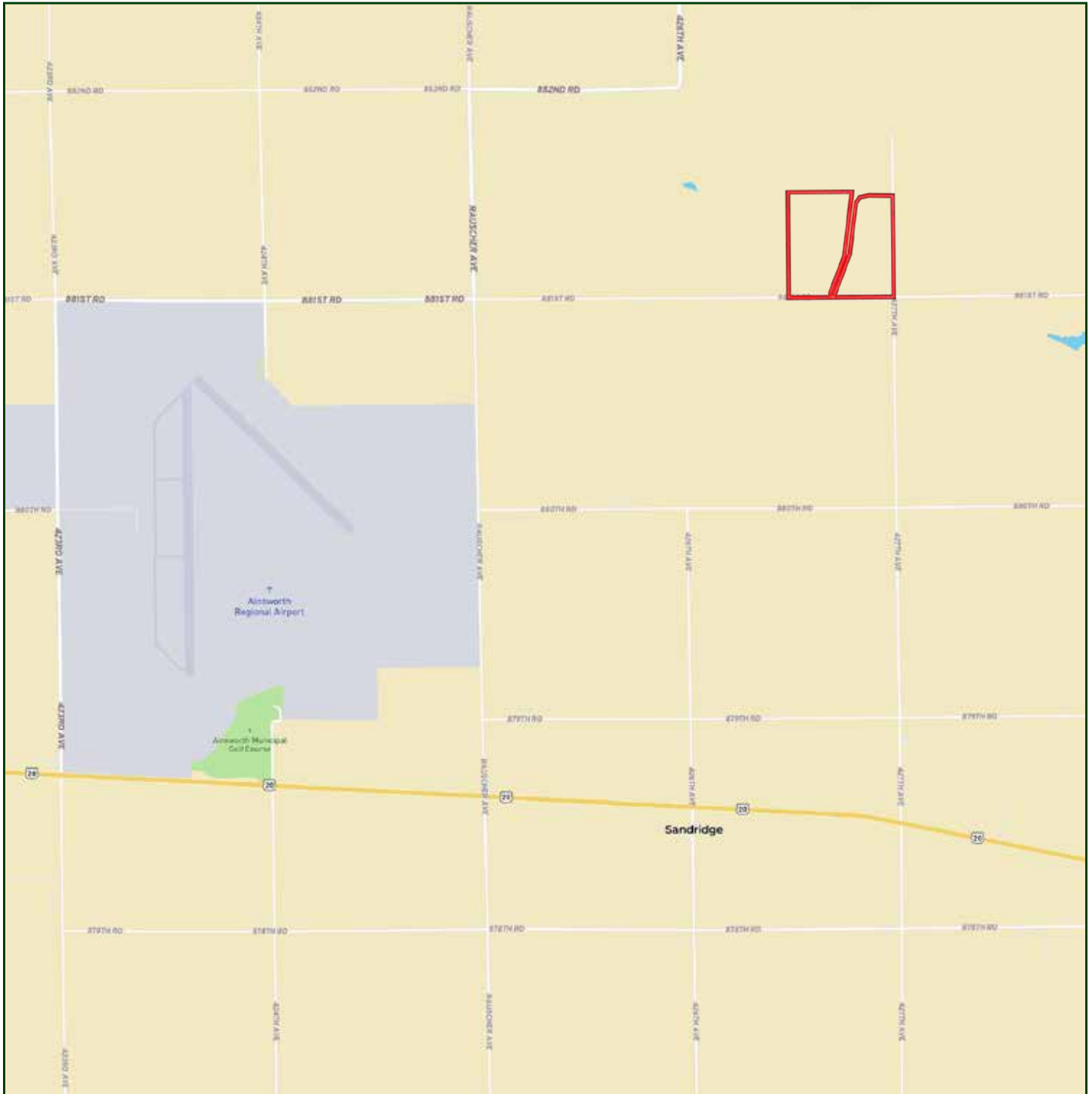
2024-6 tower Zimmatic pivot with diesel engine.

NOTE: This property is located next to our listing Brown County Pivots. Please call for more information.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

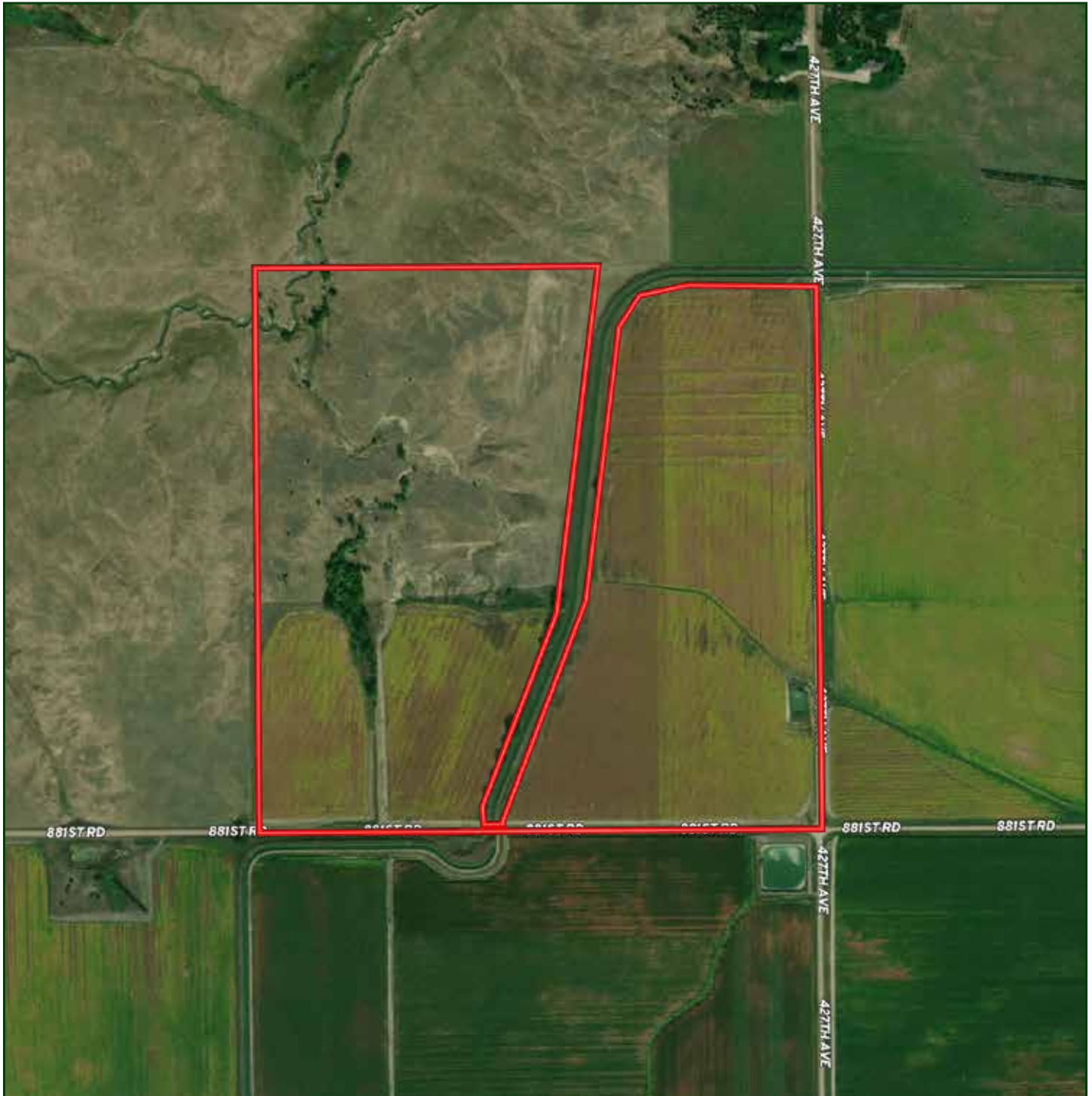
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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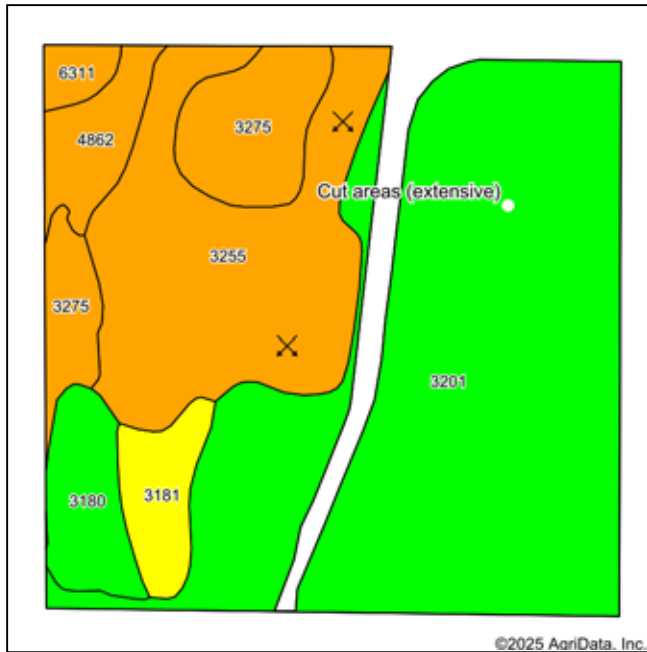
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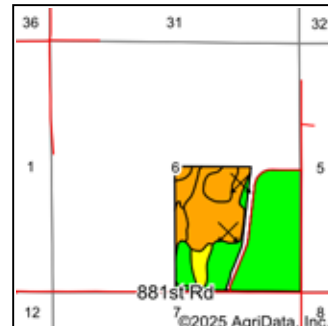
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SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Brown**
Location: **6-30N-22W**
Township: **Ainsworth**
Acres: **150.39**
Date: **10/20/2025**



Maps Provided By:
surety
CUSTOMER OF ONLINE MAPPING
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Area Symbol: NE017, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Winter wheat Bu	*n NCCPI Soybeans
3201	Johnstown loam, 0 to 2 percent slopes	82.70	55.0%		> 6.5ft.	Ilc	Ile	69	2	42	34	52
3255	Meadin sandy loam, 2 to 30 percent slopes	33.34	22.2%		> 6.5ft.	Vis		21				13
3275	Oneill-Meadin sandy loams, 6 to 11 percent slopes	13.45	8.9%		> 6.5ft.	Vle	IVe	29				18
3180	Jansen fine sandy loam, 0 to 2 percent slopes	7.36	4.9%		> 6.5ft.	Ile	Ile	50	2	37	25	28
3181	Jansen fine sandy loam, 2 to 6 percent slopes	5.87	3.9%		> 6.5ft.	Ille	Ille	49	2	36	23	27
4862	Valentine-Libory complex, moist, 0 to 9 percent slopes	5.72	3.8%		4ft.	Vle						29
6311	Barney fine sandy loam, frequently flooded	1.95	1.3%		0.5ft.	Vlw		21				16
Weighted Average						3.49	*-	49.8	1.3	26.3	20.8	*n 36.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

	Symbol	Name	Description
	X	GPI Gravel pit	An open excavation from which soil and underlying material have been removed and used, without crushing, as a source of sand or gravel. Typically 3 to 5 acres.
	CAR	Cut areas (extensive)	An area where most or all of the original solum was cut off in land shaping operations exposing underlying material that is very low in organic matter and trace elements. Typically 3 to 5 acres.

Soils data provided by USDA and NRCS.

Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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