



BUFFALO FLATS IRRIGATED FARM AND WILDLIFE



High quality irrigated farmland with excellent hunting opportunities.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

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PROPERTY HIGHLIGHTS

Location

Northwest of Long Pine, NE

Legal Description

PT. NW & NE Total 319.08 Acres 13-30-21 and SW EXC IRRG DIST LATERAL Total 159.01 Acres 12-30-21 and 12 30 21 PT NW 155.15 Acres

Property Summary

This property is available in two options:

Option 1: Buffalo Flats Irrigated Farm & Wildlife | 478± acres | Price: \$1,900,000 | Taxes: \$8,682

Buffalo Flats Irrigated Farm & Wildlife option 1 consists of 478.09+/- total acres of productive pivot, gravity and dryland ground. This income producing property also has timbered grass making it an attractive place for hunting and has several beautiful sites to build a home or cabin.

12-30-21 has 155.15+/- total acres of which 124.6 are allotted through the Ainsworth Irrigation District. There is a 2009 seven tower Valley pivot with an electric power unit. Several outbuildings are located on this tract including a 210'x60' Lester building, two grain bins and storage sheds.

13-30-21 has 319.08+/- total acres of which 185.7 are certified with the balance in timbered grass. There are several great building sites on this tract as well as excellent mule deer, whitetail deer and wild turkey hunting. Water is provided by the Ainsworth Irrigation District.

This property has great access and is located less than two miles off highway 20 along well-maintained county roads.

Option 2: Buffalo Flats Irrigated Farm & Wildlife 633 | 633± acres | Price: \$3,000,000 | Taxes: \$12,621.92

Buffalo Flats Irrigated Farm & Wildlife option 2 consists of 633+/- total acres of productive pivot, gravity and dryland ground. This income producing property also has timbered grass making it an attractive place for hunting and has several beautiful sites to build a home or cabin.

12-30-21 PT NW has 155.15 +/- total acres of which 124.6 acres are allotted through the Ainsworth Irrigation District. There is a 7 tower Valley pivot, a 952 sqft home, and outbuildings.

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This property has great access and is located less than two miles off highway 20 along well-maintained county roads.

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. 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.

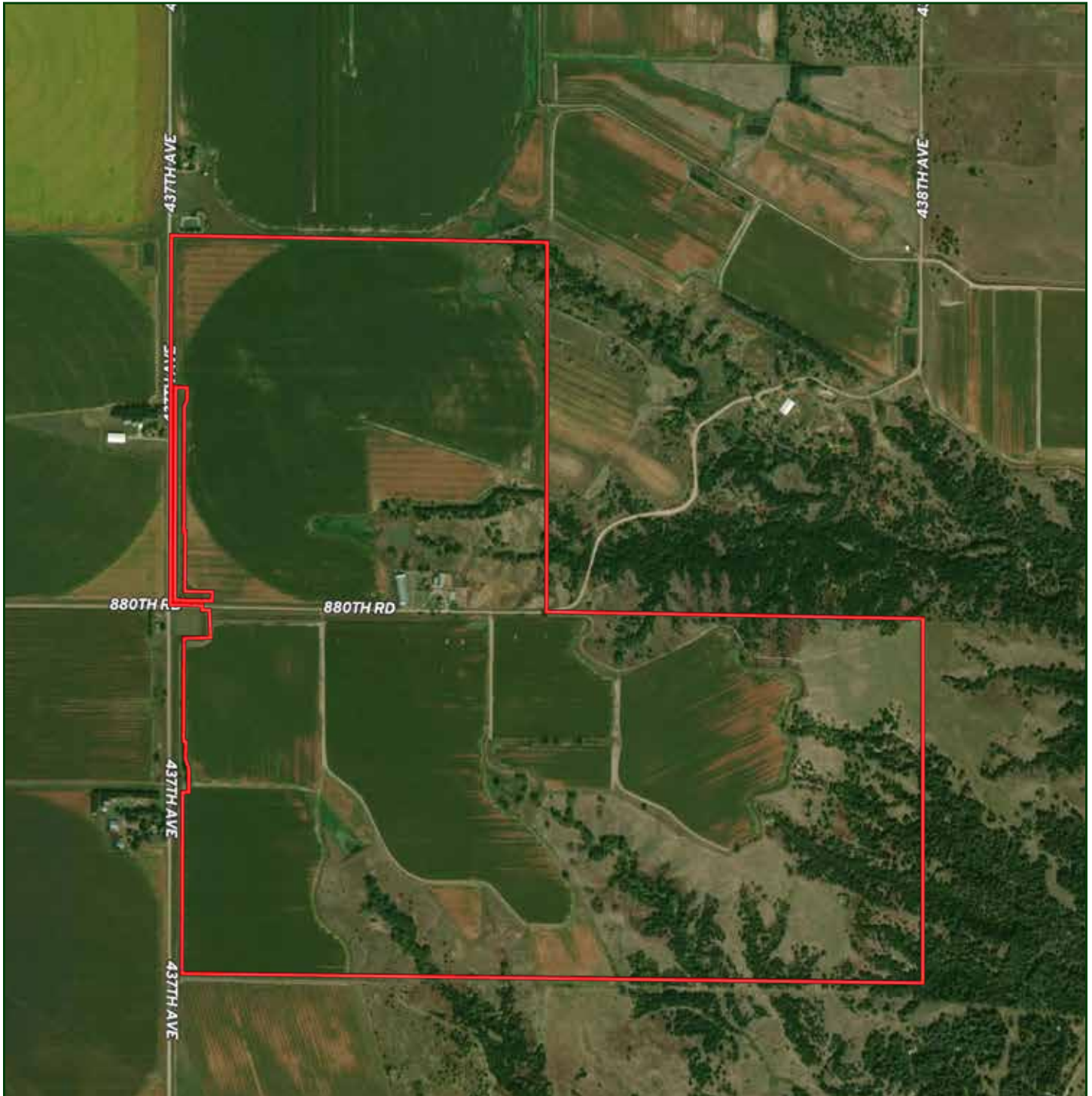
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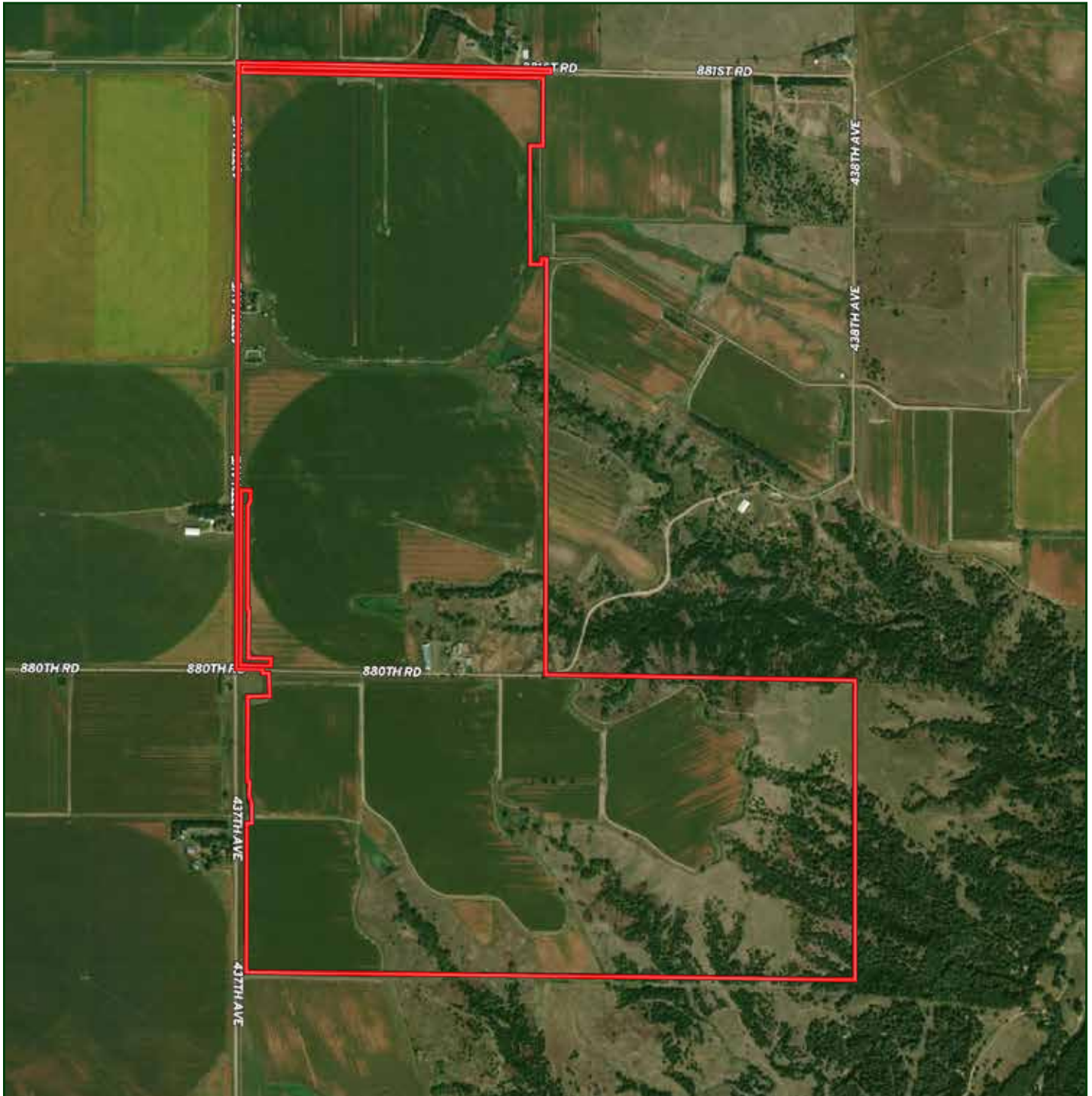
Email: april@lashleyland.com

AERIAL MAP OPTION 1



Boundary lines are estimates - Map for illustration only

AERIAL MAP OPTION 2



Boundary lines are estimates - Map for illustration only

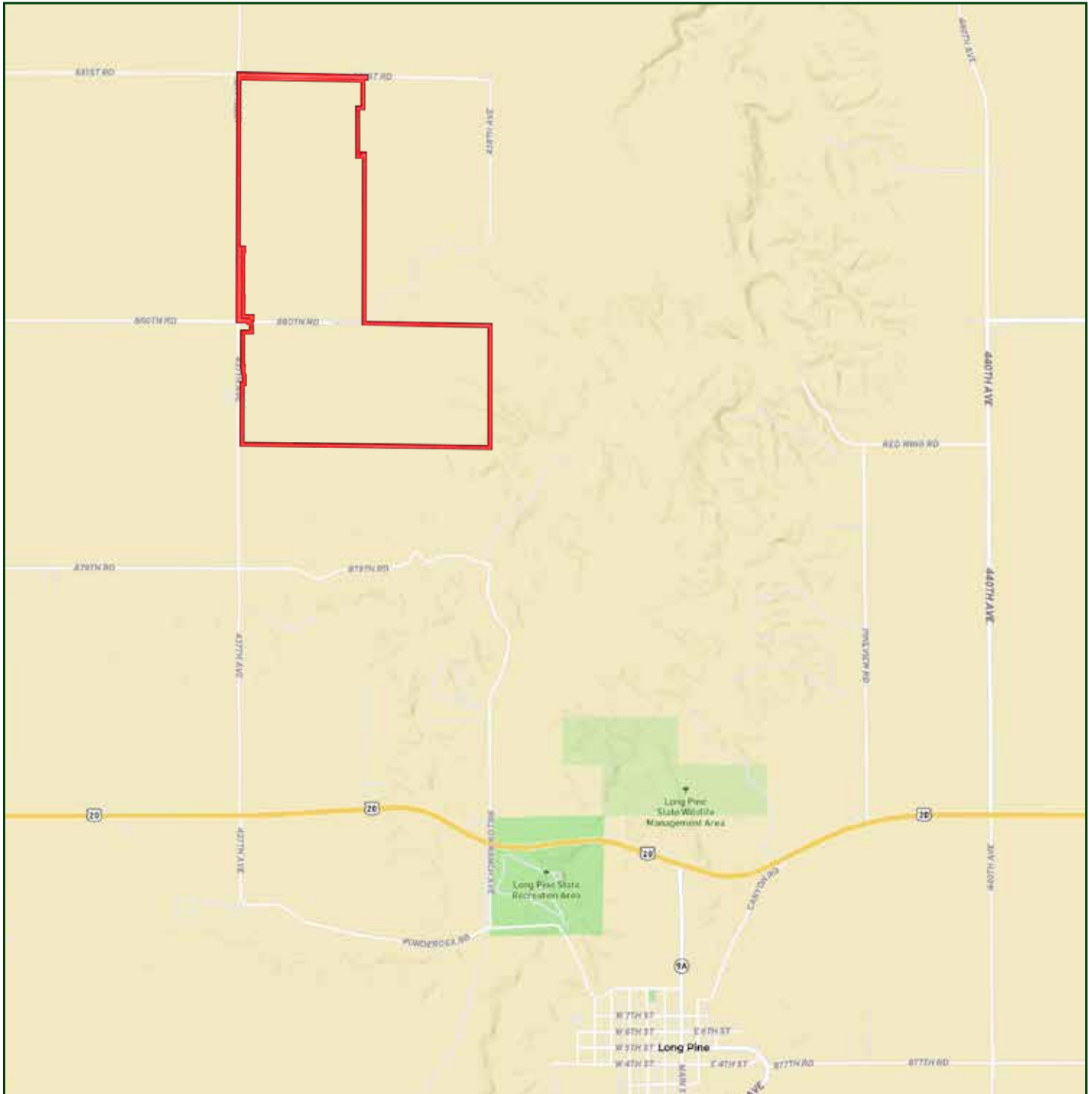
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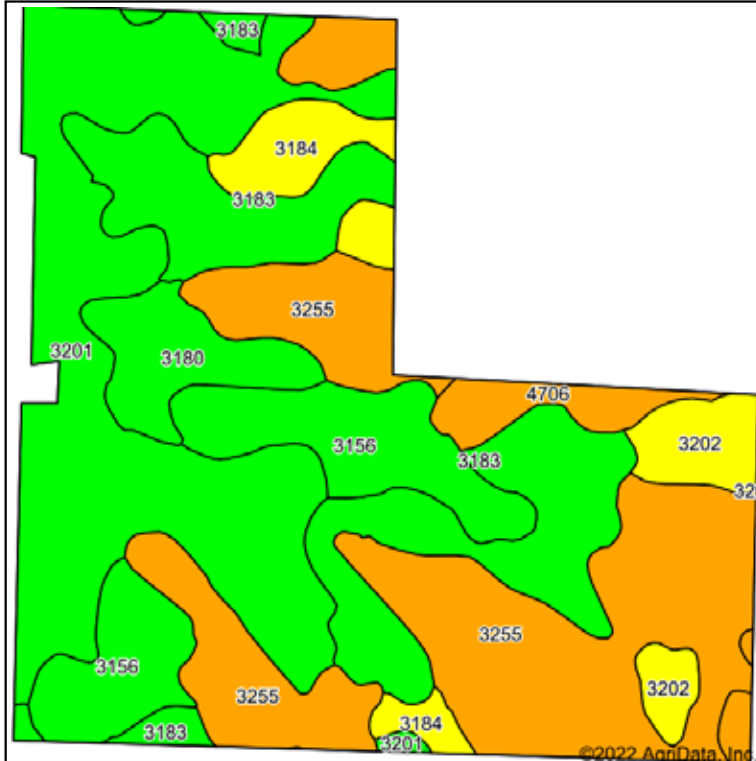
LOCATION MAP



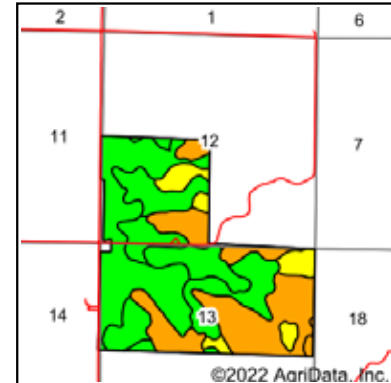
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SOILS MAP OPTION 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Brown**
 Location: **13-30N-21W**
 Township: **North Pine**
 Acres: **491.73**
 Date: **11/16/2022**

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Area Symbol: NE017, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Winter wheat Bu	*n NCCPI Soybeans
3255	Meadin sandy loam, 2 to 30 percent slopes	137.42	27.9%		VIIs		21				13
3201	Johnstown loam, 0 to 2 percent slopes	134.27	27.3%		IIc	Ie	69	2	42	34	52
3183	Jansen loam, 0 to 2 percent slopes	88.27	18.0%		IIIs	IIIs	53				25
3156	Brocksburg loam, 0 to 2 percent slopes	54.61	11.1%		IIIs	IIIs	61	2	43	28	34
3180	Jansen fine sandy loam, 0 to 2 percent slopes	22.28	4.5%		IIe	IIe	50	2	37	25	28
3184	Jansen loam, 2 to 6 percent slopes	21.59	4.4%		IIIe	IIIe	51				24
3202	Johnstown loam, 2 to 6 percent slopes	18.39	3.7%		IIIe	IIIe	65	2	50	33	63
4706	McKelvie-Longpine-Ronson complex, 17 to 70 percent slopes	14.90	3.0%		VIe		1				3
Weighted Average					3.32	*-	48	0.9	19.8	14.8	*n 30.9

*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.

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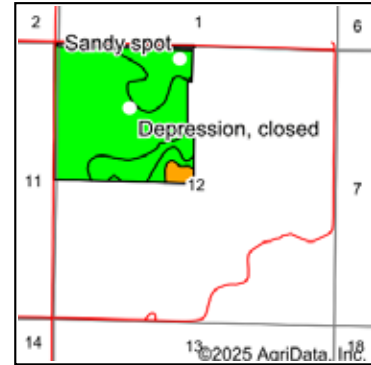
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SOILS MAP OPTION 2

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Brown**
Location: **12-30N-21W**
Township: **North Pine**
Acres: **155.31**
Date: **10/21/2025**

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Maps Provided By:

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Area Symbol: NE017, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	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	107.70	69.4%		IIc	Ie	69		2	42	52
3183	Jansen loam, 0 to 2 percent slopes	42.94	27.6%		IIIs	IIIs	53				25
3255	Meadin sandy loam, 2 to 30 percent slopes	4.46	2.9%		VIIs		21				13
3180	Jansen fine sandy loam, 0 to 2 percent slopes	0.21	0.1%		IIe	IIe	50		2	37	28
Weighted Average					2.11	*-	63.2	1.4	29.2	23.6	*n 43.4

*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
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.
DEP	Depression, closed	A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage. Typically 3 to 5 acres.
SAN	Sandy spot	A spot where the surface layer is loamy fine sand or coarser in areas where the surface layer of the named soils in the surrounding map unit is very fine sandy loam or finer. Typically 3 to 5 acres.

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PROPERTY IMAGES



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