



AINSWORTH PIVOT IRRIGATED FARM



An irrigated farm with treed shelter belts.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

Email: april@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$525,000
Location	4 miles West and 2 miles South Ainsworth
Legal Description	32 30 22 N1/2 & SW 118.37 acres

Acres 118.37±

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 **\$2,495.50**

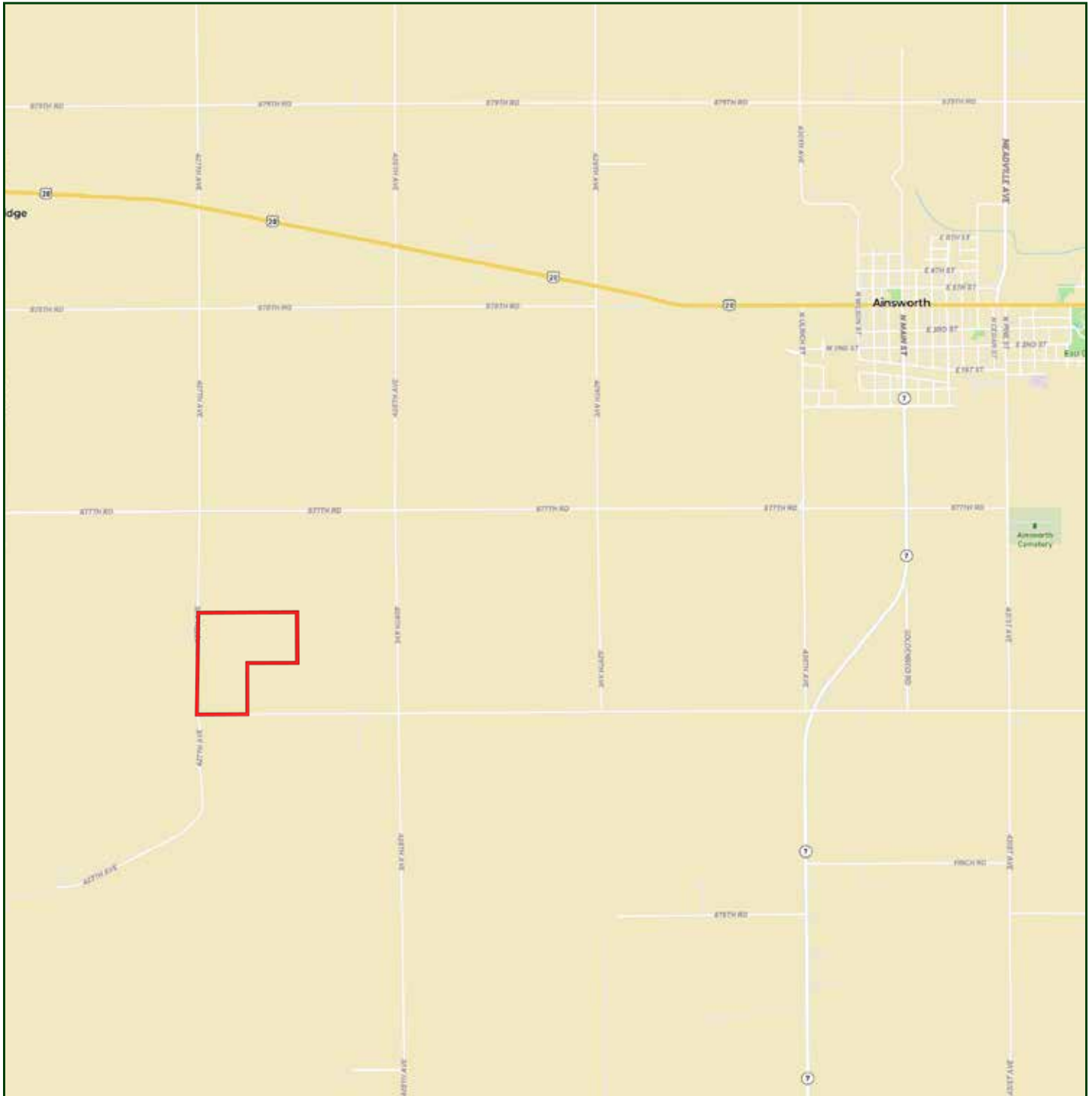
Property Summary

Ainsworth Pivot Irrigated Farm has a total of 118.37+/- acres with approximately 95 of them being irrigated. There is an electric, Valley 8000 series 8 tower pivot with a diesel engine. This property has matured tree shelter belts, a stock well, and is located 4 miles West and 2 miles South of Ainsworth.

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.

APRIL GOOD
Associate Broker
April's Cell: 402-322-0770
Email: april@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

APRIL GOOD

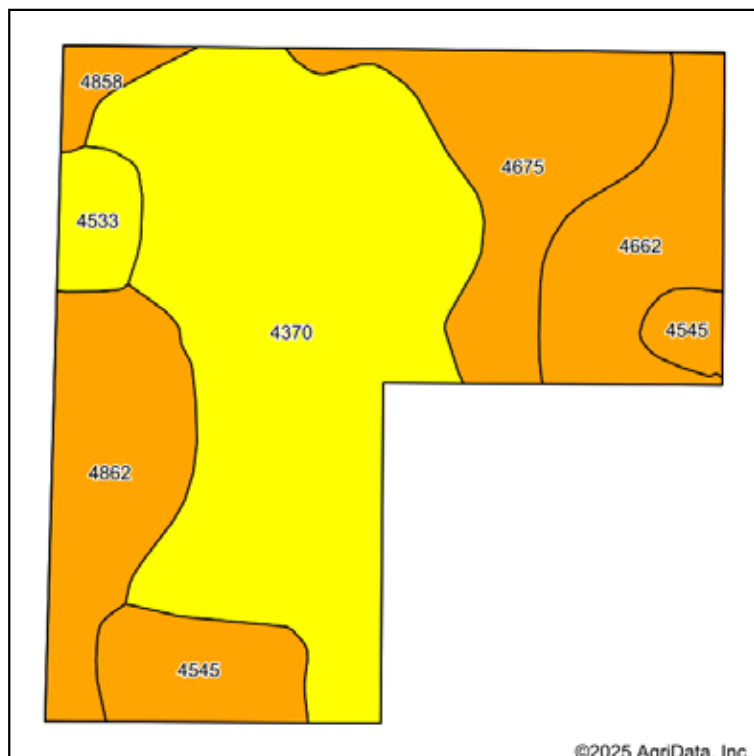
Associate Broker

April's Cell: 402-322-0770

Email: april@lashleyland.com

SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Brown**
Location: **32-30N-22W**
Township: **Ainsworth**
Acres: **118.54**
Date: **12/1/2025**



Area Symbol: NE017, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	*n NCCPI Soybeans
4370	Libory loamy fine sand, 0 to 3 percent slopes	56.20	47.4%		4ft.	Ille	Ille	51		47
4675	Loup-Els complex, 0 to 3 percent slopes	17.72	14.9%		0.7ft.	Vw		29		16
4862	Valentine-Libory complex, moist, 0 to 9 percent slopes	15.84	13.4%		4ft.	Vle				29
4662	Loup fine sandy loam, 0 to 1 percent slopes	13.15	11.1%		0.7ft.	Vw		30		16
4545	Els-lpage fine sands, 0 to 3 percent slopes	9.61	8.1%		2.2ft.	VIw	IVw	25		18
4533	Els loamy sand, 0 to 3 percent slopes	3.88	3.3%		2.2ft.	IVw		27		18
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	2.14	1.8%		2.2ft.	Vle	IVe		1	20
Weighted Average						4.25	*-	34.8	*-	*n 32.7

*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.

Boundary lines are estimates - Map for illustration only

WELL LOGS

Registration# Well ID Permit Number	Use Status Other Use	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series # Heat System Loops	Pump Column Diameter Pump Depth Well Depth Reference Letter	Owner's Name Owner's ID Address
G-124999 WellID: 155110	S A	Brown Middle Niobrara 30N 22W 32 NENW 404N 2257W 42° 32' 2.700" -99° 55' 18.200"	11/18/2003 12/19/2003 10717600153372 39264	--- 5 gpm 5 ft 10 ft PRO ---	3 in 21 ft 56 ft	Joe Giles OwnerID: 20622 87237 St Hwy 7 Ainsworth NE 69210
G-151941 WellID: 196612 MN-G2008	I A	Brown Middle Niobrara 30N 22W 32 SW 1320S 1320W	03/31/1981 01/16/2009 123187269720153 3919408	100 900 gpm 12 ft 35 ft PRO ---	8.62 in 60 ft 173 ft	Robert Hill OwnerID: 101746 HC 93 Box 15 Kilgore NE 69216
G-164693 WellID: 220637	S A	Brown Middle Niobrara 30N 22W 32 SESW 446S 2080W 42° 31' 18.600" -99° 55' 21.480"	06/08/2012 11/15/2012 --- 39381	--- 4 gpm 12 ft 14 ft PRO ---	3 in 20 ft 50 ft	Earl Fernau OwnerID: 122324 324 W Dawes St Ainsworth NE 69210

Showing 1 to 3 of 3 records

PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

Like us on Facebook
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101



APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

Email: april@lashleyland.com