



87962 MEADVILLE AVE. AINSWORTH, NE



A beautiful country acreage with creek access and 71± acres.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

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PROPERTY HIGHLIGHTS

List Price **\$595,000**

Location 87962 Meadville Ave., Ainsworth, NE 69210

Legal Description 13 30 22 PT.W1/2NW 71.33 Acres

Acres 71.33±

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 **\$2,088.72**

Property Summary

Here is a rare opportunity to own 71.33+/- acres with Bone Creek meandering through, 28.22 cropland acres, a home, outbuildings and has great access off Meadville Avenue.

The main floor of the home features an open concept kitchen and dining room, a nice sized living room with fireplace, bathroom, office type room, and a large bedroom. The second floor has one bedroom along with another open space by the staircase that was previously used as an additional bedroom.

There are underground sprinklers, a nice sized 2 car garage, a 24' x 32' barn with 17' x 24' lean-to building with garage door, a 14' x 40' loafing shed, a 12' x 30' farm utility building, a 12' x 14' farm utility building, a grain bin near the home used for storage and 2 steel bins.

Acreages are in high demand and don't come on the market often, so don't miss this opportunity to own a versatile piece that can generate income should you not want to utilize the land yourself.

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.

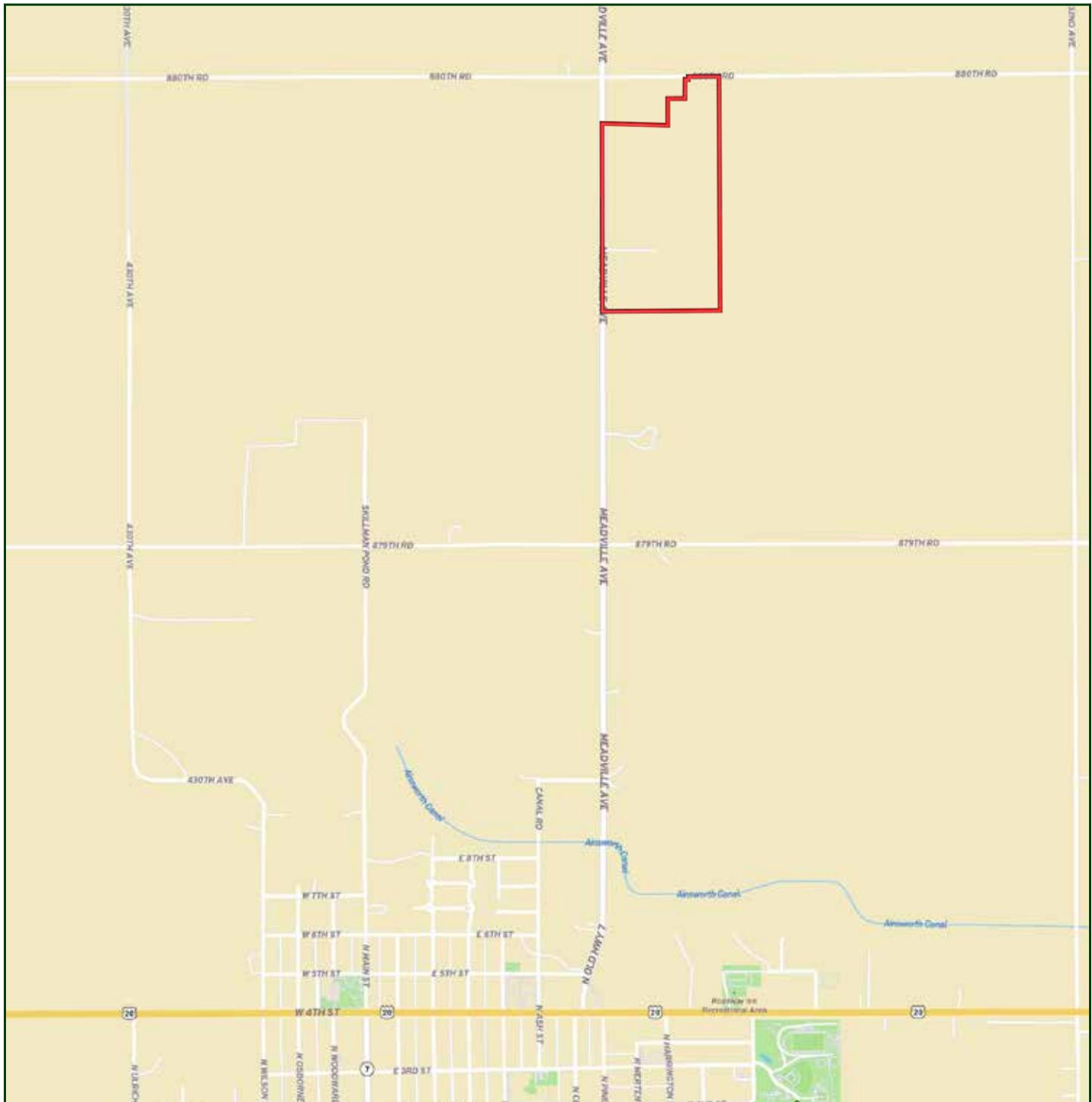
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



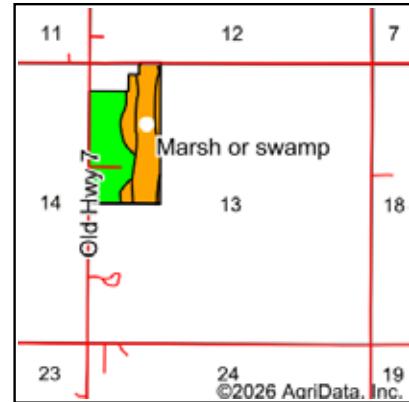
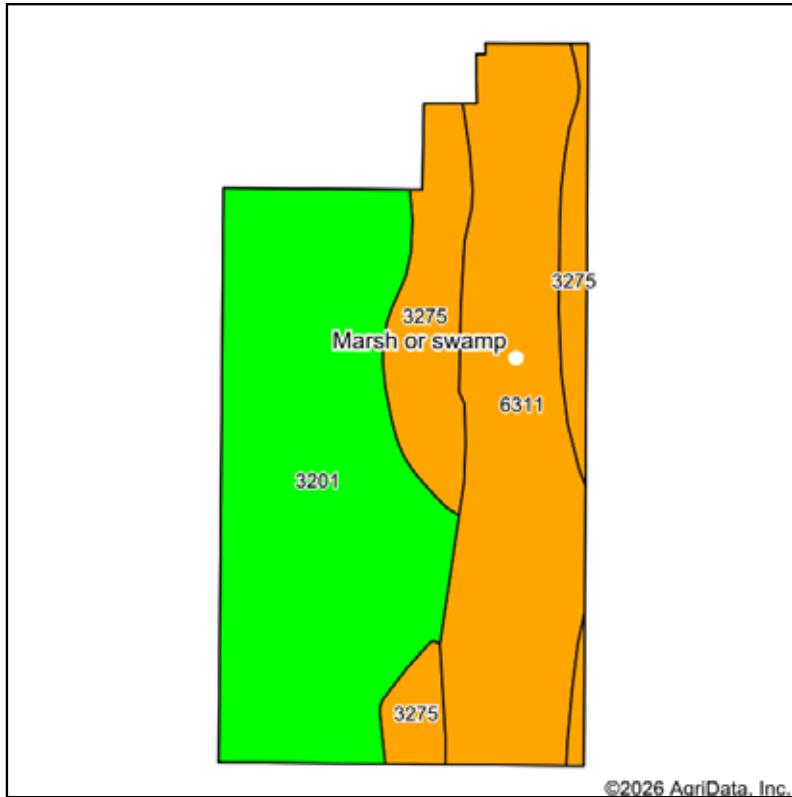
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SOILS MAP

Soils Map



State: **Nebraska**

County: **Brown**

Location: **13-30N-22W**

Township: **Ainsworth**

Acres: **71.32**

Date: **2/5/2026**

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Maps Provided By
surety
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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	Corn Bu	Winter wheat Bu	*n NCCPI Soybeans
3201	Johnstown loam, 0 to 2 percent slopes	33.77	47.3%		> 6.5ft.	IIc	Ie	69	2	42	34	52
6311	Barney fine sandy loam, frequently flooded	24.94	35.0%		0.5ft.	Vlw		21				16
3275	O'Neill-Meadin sandy loams, 6 to 11 percent slopes	12.61	17.7%		> 6.5ft.	Vle	IVe	29				18
Weighted Average						4.11	*-	45.1	0.9	19.9	16.1	*n 33.4

*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
	MAR	Marsh or swamp	A water saturated, very poorly drained area that is intermittently or permanently covered by water. Sedges, cattails, and rushes are the dominate vegetation in marshes, and trees or shrubs are the dominant vegetation in swamps. Not used in map units wher

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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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