



42444 U.S. HWY 20
AINSWORTH, NE



A 6± acre private retreat with a pond and beautifully maintained home.

APRIL GOOD

Associate Broker

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PROPERTY HIGHLIGHTS

List Price **\$298,500**

Location 42444 U.S. Hwy 20, Ainsworth, NE 69210

Legal Description

Tract Located in PT.S1/2SENW Lying South of RR R.O.W. – Total 6.45 Acres 23-30-23

Acres 6.45±

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 **\$1,805**

Property Summary

Escape to your own private retreat with this rare 6.45± acre Brown County acreage featuring a beautifully maintained home, fishing pond, and picturesque outdoor living just minutes from Ainsworth. Conveniently located near the Ainsworth Municipal Golf Course and Ainsworth Regional Airport, this property offers the perfect balance of peaceful country living and easy access to amenities.

Built in 1925, the move-in-ready home offers 1,024 square feet of comfortable living space with 2 bedrooms, 1 bathroom, and an additional 280-square-foot unfinished basement for storage. The home has been exceptionally well cared for, and all appliances are included, making your transition simple and stress-free.

The centerpiece of the property is the pond, offering year-round enjoyment for anglers and outdoor enthusiasts. Stocked with perch, bluegill, bass, catfish, and crappie, it's the perfect place to fish, relax, or simply enjoy the peaceful Nebraska countryside. A maintained walking trail circles the property, providing a scenic setting for morning walks, evening strolls, or wildlife watching.

Additional improvements include a 12' x 24' detached garage, an 8' x 40' storage unit, and a 10' x 16' air-conditioned building with new flooring, ideal for a hobby room, studio, or workshop.

Properties like this don't come along often. Whether you're searching for a full-time residence, a weekend getaway, or a recreational acreage with fishing and outdoor amenities, this Brown County property truly has it all.

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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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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