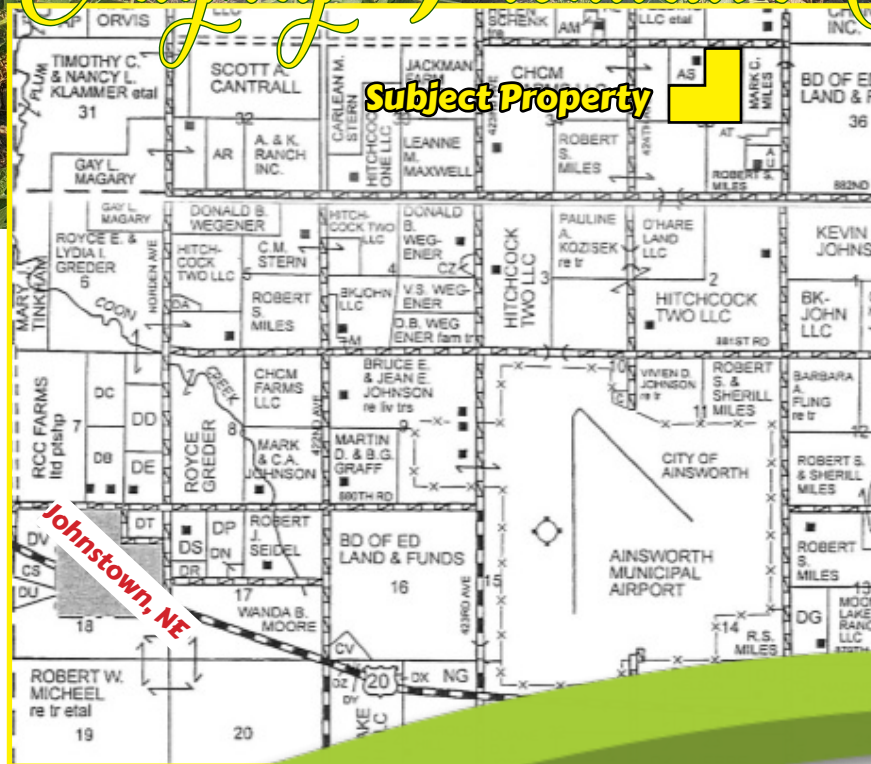


107.53^{+/-} Acres

Located in Brown County, Nebraska

Highly Productive Cropland



Do you want an irrigated farm investment for not a lot of money?

Here is a gravity irrigated farm in Brown County, NE that deserves your personal visit! This nice laying irrigated farm is watered from the Ainsworth Irrigation District Assessment #5561 with a Base Allotment of 133 Acre feet of water annually on 96.9 Irrigated Acres.

"Dedicated to the Success of Our Clients"

TRAVIS DOUGHERTY

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Mobile (402) 336-7612

320 South 4th Street • O'Neill, Nebraska 68763

PO Box 857 • Toll Free (844) LND-MRKT

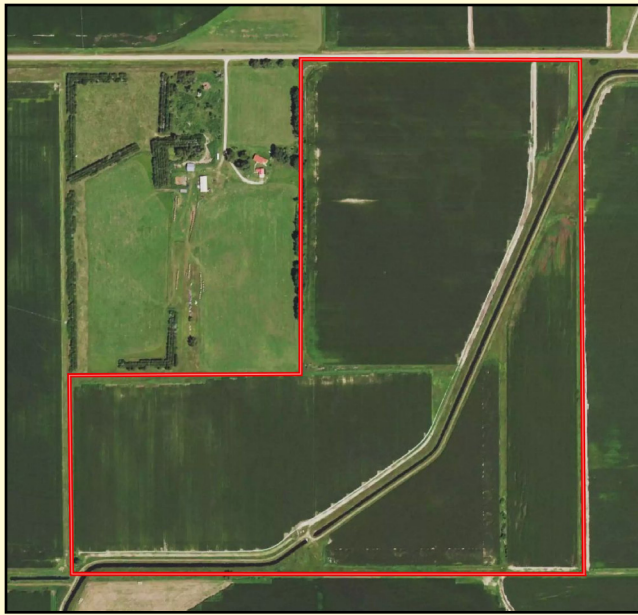
Website: www.LandMarketers.com

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107.53+/- Acres

Located in Brown County, Nebraska

LEGAL DESCRIPTION: Part of the N1/2 of Section 35 Township 31N, Range 23 West of the 6th PM

2021 TAXES: \$4,167

LOCATION: From Ainsworth, Nebraska:
Approximately 5 miles west and 4.5 miles north.

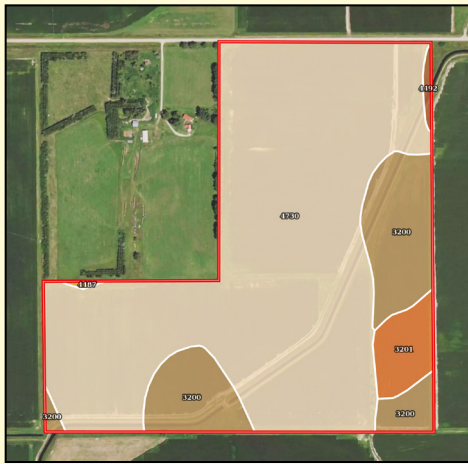
FSA INFORMATION:

Tract Number: 8086

Corn Base: 91.3 Acres @ 158 PLC Yield

LISTING PRICE: \$330,000.00

Call us for more information: **(402) 336-4444**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4730	Sandose loamy fine sand, 0 to 3 percent slopes	88.64	76.98	0	41	3e
3200	Johnstown fine sandy loam, 0 to 2 percent slopes	20.78	18.05	0	61	2e
3201	Johnstown loam, 0 to 2 percent slopes	4.91	4.26	0	56	2c
4492	Dunday loamy fine sand, 3 to 9 percent slopes, moist	0.61	0.53	0	34	6e
4487	Dunday loamy fine sand, 0 to 3 percent slopes, moist	0.2	0.17	0	34	4e
TOTALS		115.15(*)	100%	-	45.2	2.79



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