



AINSWORTH IRRIGATED FARM OR DEVELOPMENT



A 20± acre farm on the edge of Ainsworth that carries excellent soils and has many possibilities.

APRIL GOOD

Associate Broker

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PROPERTY HIGHLIGHTS

List Price **\$89,500**

Location Southern edge of Ainsworth, NE

Legal Description

Lots 1&2 Blk 1 Weichman Sub, in PT of Tract 1 (PT 26-30-22) 7.62 Acres & PT. Tract 1 in PT. of NWSE Total 13.64 Acres 26-30-22

Acres **21.26±**

Taxes - Estimated **\$1,022.02**

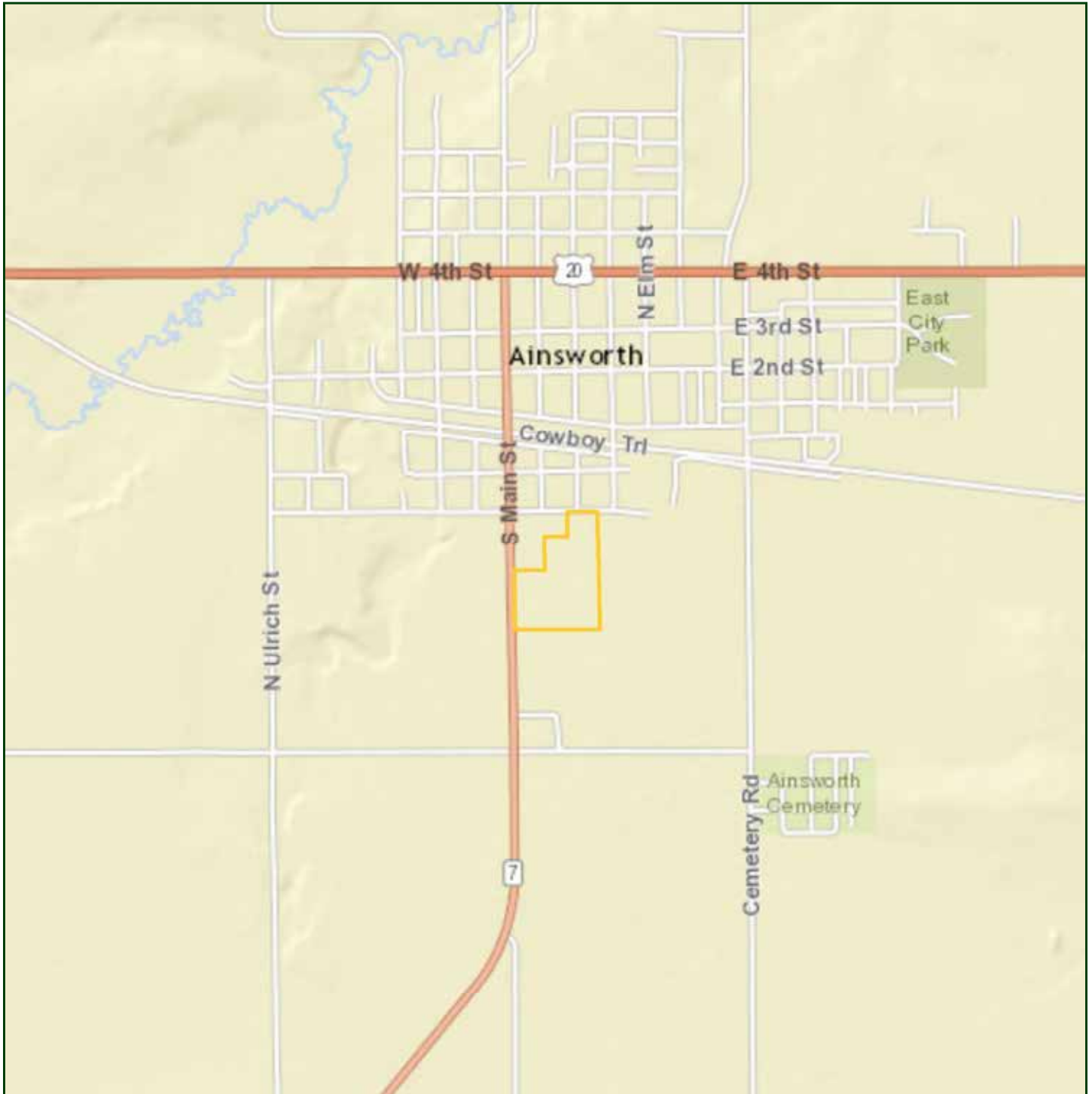
Property Summary

Gravity irrigated farm located on the Southern edge of Ainsworth with excellent soils. This property would make a nice addition to a current farming operation, acreage or hobby farm just on the edge of town. Tract 1 consists of 13.64 acres and is bordered by Highway 7. Tract 2 has 7.62 acres and is zoned single family. There is a well on the property and a tenant in place for this growing season. The tenant states his average corn yields have been between 200-210 bushels and the beans average 60-70 bushels.

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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TOPO MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





THE REAL ESTATE EXPERTS YOU CAN TRUST

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