



BUFFALO FLATS IRRIGATED FARM AND WILDLIFE



A high quality pivot and gravity irrigated farm with excellent hunting opportunities.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

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PROPERTY HIGHLIGHTS

List Price **\$1,900,000**

Location Northwest of Long Pine, NE

Legal Description

PT. NW & NE Total 319.08 Acres 13-30-21 and SW EXC IRRG DIST LATERAL Total 159.01 Acres 12-30-21

Acres 478.09±

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 **\$13,473**

Property Summary

Buffalo Flats Irrigated Farm & Wildlife consists of 478.09+/- total acres of productive pivot, gravity and dryland ground. This income producing property also has timbered grass making it an attractive place for hunting and has several beautiful sites to build a home or cabin.

12-30-21 has 159.01+/- total acres of which 124.6 are certified. There is a 2009 seven tower Valley pivot with an electric power unit. Several outbuildings are located on this tract including a 210'x60' Lester building, two grain bins and storage sheds.

13-30-21 has 319.08+/- total acres of which 185.7 are certified with the balance in timbered grass. There are several great building sites on this tract as well as excellent mule deer, whitetail deer and wild turkey hunting. Water is provided by the Ainsworth Irrigation District.

This property has great access and is located less than two miles off highway 20 along well-maintained county roads.

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.

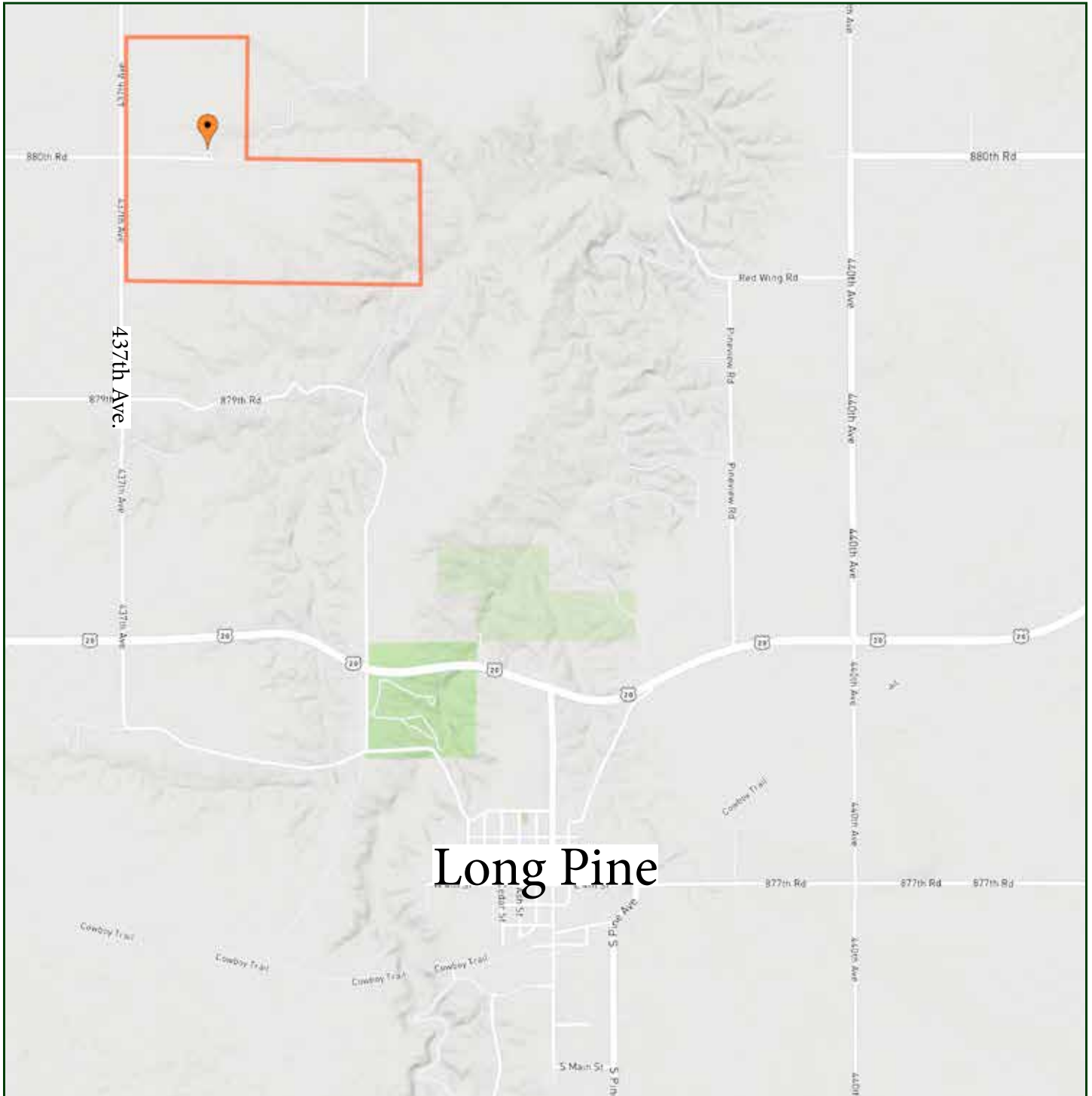
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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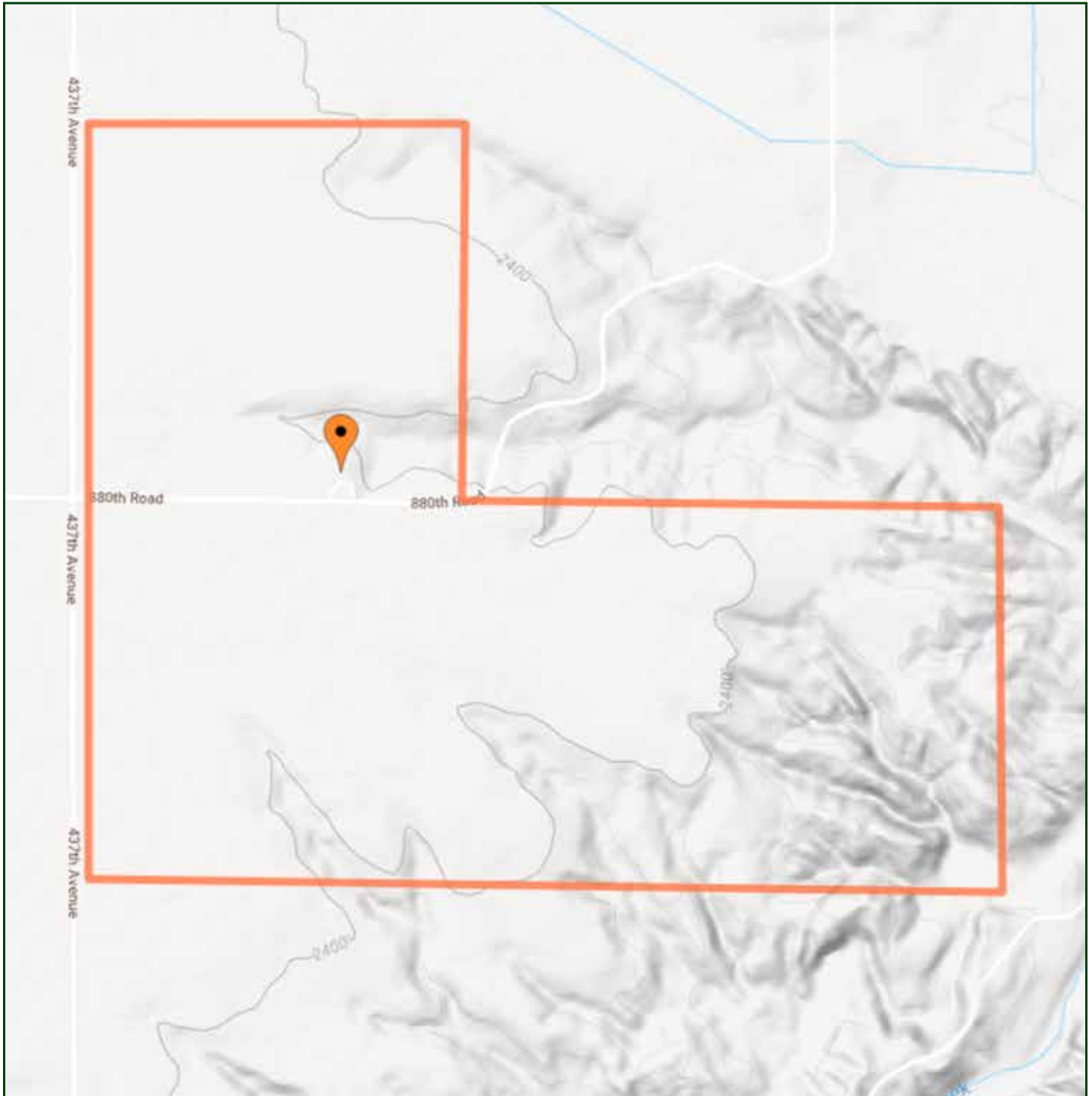
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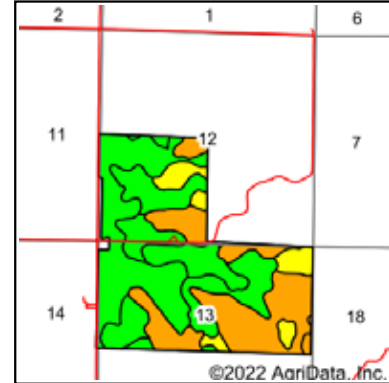
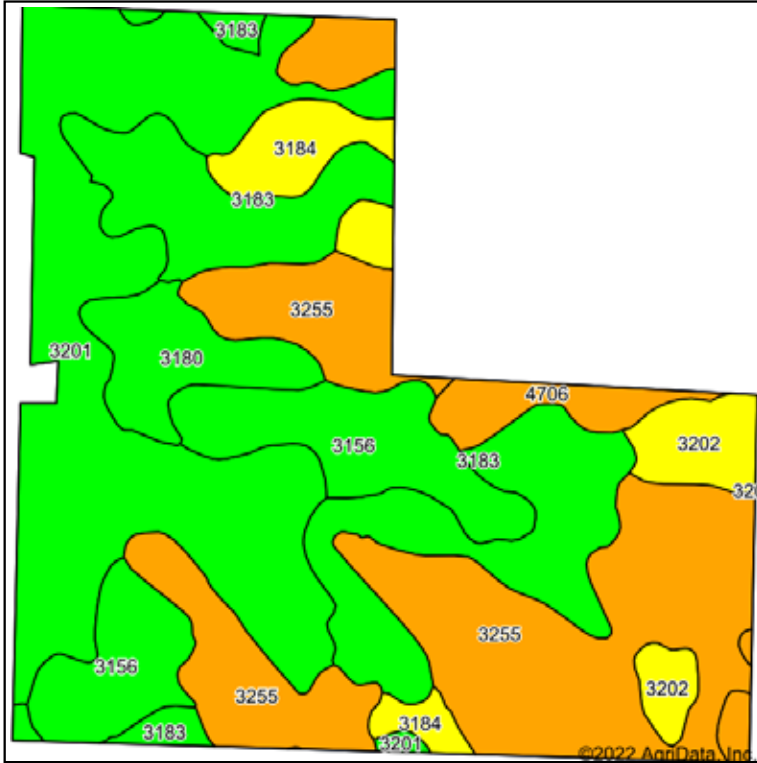
TOPO MAP



Boundary lines are estimates - Map for illustration only

SOILS MAP

Soils Map



State: **Nebraska**
 County: **Brown**
 Location: **13-30N-21W**
 Township: **North Pine**
 Acres: **491.73**
 Date: **11/16/2022**



Soils data provided by USDA and NRCS.

Area Symbol: NE017, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Winter wheat Bu	*n NCCPI Soybeans
3255	Meadin sandy loam, 2 to 30 percent slopes	137.42	27.9%		Vls		21				13
3201	Johnstown loam, 0 to 2 percent slopes	134.27	27.3%		IIc	Ie	69	2	42	34	52
3183	Jansen loam, 0 to 2 percent slopes	88.27	18.0%		IIs	IIs	53				25
3156	Brocksburg loam, 0 to 2 percent slopes	54.61	11.1%		IIs	IIs	61	2	43	28	34
3180	Jansen fine sandy loam, 0 to 2 percent slopes	22.28	4.5%		Ile	Ile	50	2	37	25	28
3184	Jansen loam, 2 to 6 percent slopes	21.59	4.4%		IIIe	IIIe	51				24
3202	Johnstown loam, 2 to 6 percent slopes	18.39	3.7%		IIIe	IIIe	65	2	50	33	63
4706	McKelvie-Longpine-Ronson complex, 17 to 70 percent slopes	14.90	3.0%		Vle		1				3
Weighted Average							48	0.9	19.8	14.8	*n 30.9

*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.
 Soils data provided by USDA and NRCS.

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PROPERTY IMAGES



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THE REAL ESTATE EXPERTS YOU CAN TRUST

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