



NIOBRARA RIVER RANCH



A gorgeous combination ranch sitting along the banks of the Niobrara River.

A cooperative marketing effort by:

APRIL GOOD

Associate Broker

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CHRIS NELSON

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PROPERTY HIGHLIGHTS

List Price **\$6,700,000**

Location

North Central Nebraska/Brown County approximately 12 miles North of Ainsworth, NE.

Legal Description See Exhibit A

Acres

Grass: 2550.53±

Irrigated: 135.09±

Dryland: 21.19±

Water: 208.28±

GRT1: 33.45±

GRT2: 959.6±

Road/Farm: 10.06±

Total Estimated Acres by County Record: 3,919.20+/-

Board of Education Land Funds Lease by County Record: 479.12+/- (expires 12/31/25)

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 **\$30,711.40**

Improvements/Outbuildings

- Home: 2,437 sq. ft. + 1,088 sq. ft. basement partially finished. 30' x 28' attached garage
- Detached garage: 20' x 24'
- Chicken coop: 24' x 14'
- Machine shed: 50' x 40', electricity, concrete floor.
- Barn: 28' x 56'

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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PROPERTY HIGHLIGHTS

Equipment

Valley pivot w/John Deere power unit. New sprinklers added in 2021.

2013 Reinke pivot w/Isuzu diesel engine owned by the seller, located on the school land lease.

Property Summary

The Niobrara River Ranch consists of 3,919.20+/- county deeded acres and a 479.12+/- acre school lease. This is an all-contiguous ranch with approximately 3 miles of Niobrara River frontage and Dutch Creek flowing through the Northeast corner of the property.

The building site has good access from Meadville Avenue and has a recently renovated home with an attached garage, a detached garage, machine shed, barn with corrals and a chicken coop.

The home has 3 bedrooms, 1+2-3/4 bathrooms, a great room with a wood burning fireplace, an office area, a laundry room with a sink, and a dining room with a gas fireplace. The mostly finished basement has an additional 1,088 square feet of living space with a nice sized bathroom and 2 bonus rooms.

The tenant stated that an average of 300 cows can be pastured for the 5-month grazing season. There are 2 livestock wells and 24 tanks connected mostly by pipeline. 900 new posts were installed in the last couple of years and the fences are in good condition.

The center pivot irrigation systems are both located in the Middle Niobrara NRD and subject to their rules and regulations. Currently there are no water use restrictions.

There is a Valley pivot with a John Deere power unit and new sprinklers were added in 2021. There are 135.06± certified irrigated acres.

On the school land lease, there is a 2013 Reinke pivot with an Isuzu diesel engine and a digital control panel. This is owned by the Seller along with the motor, gearhead, fuel tank and pump located in the school well. There are 130± certified irrigated acres.

Extensive tree removal has been done creating numerous trails and providing excellent access to the river, creek, and live spring water. There is an abundance of mule deer, whitetail deer, turkey, and elk.

This ranch has stunning views of the Niobrara River. This is a rare and exceptional opportunity to purchase a property that has the perfect combination of secluded hunting along the Niobrara River, pasture, and irrigated farm ground.

WELL LOGS

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth	Owner's Name Owner's ID Address
G-073250 WellID: 81442 View Details View Scans	I A	Brown Middle Niobrara 32N 22W 25 NWSE 1330S 1330E Map It	3/5/1990 12/28/1990 --- 39070	122 550 gpm 95 ft 257 ft PRO	--- --- 282 ft	Donald C & Judith Fricke OwnerID: 8624 6040 Village Drive Lincoln NE 68516
G-100835 WellID: 118710 View Details View Scans	S A	Brown Middle Niobrara 32N 21W 21 SESW 1238S 2145W Map It	3/4/1999 6/7/1999 --- 39064	--- 12 gpm 92 ft 100 ft PRO	1 in 105 ft 112 ft	Donald C & Judith Fricke OwnerID: 8624 6040 Village Drive Lincoln NE 68516
G-117457 WellID: 142853 View Details View Scans	S A	Brown Middle Niobrara 32N 22W 24 SENE 1460N 489E Map It 42°44' 3.700" -99°50' 9.100"	7/24/2002 9/13/2002 103187019313182 39264	--- 5 gpm 52 ft 100 ft PRO	1.25 in 90 ft 110 ft	Donald C & Judith Fricke OwnerID: 8624 6040 Village Drive Lincoln NE 68516

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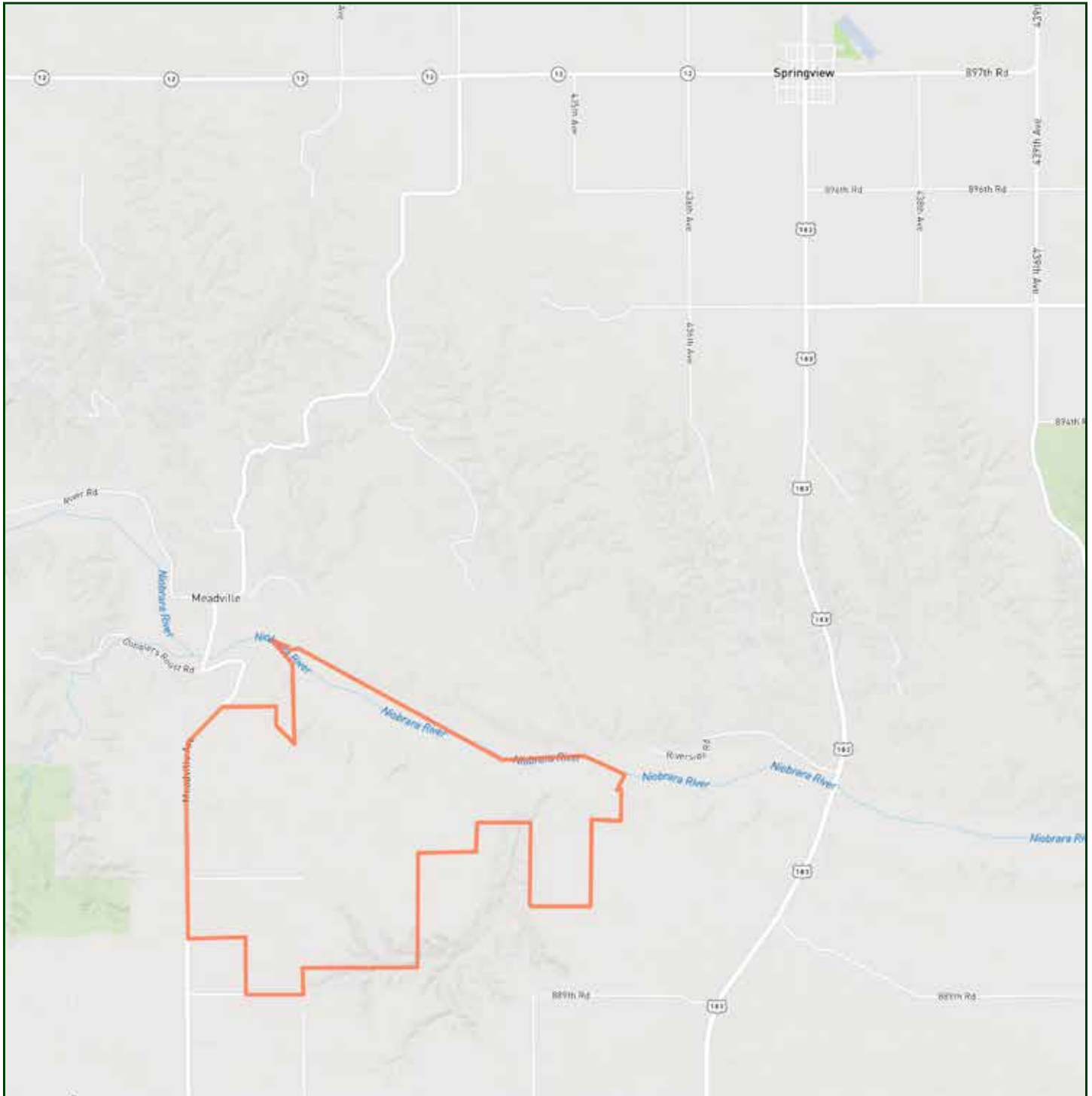
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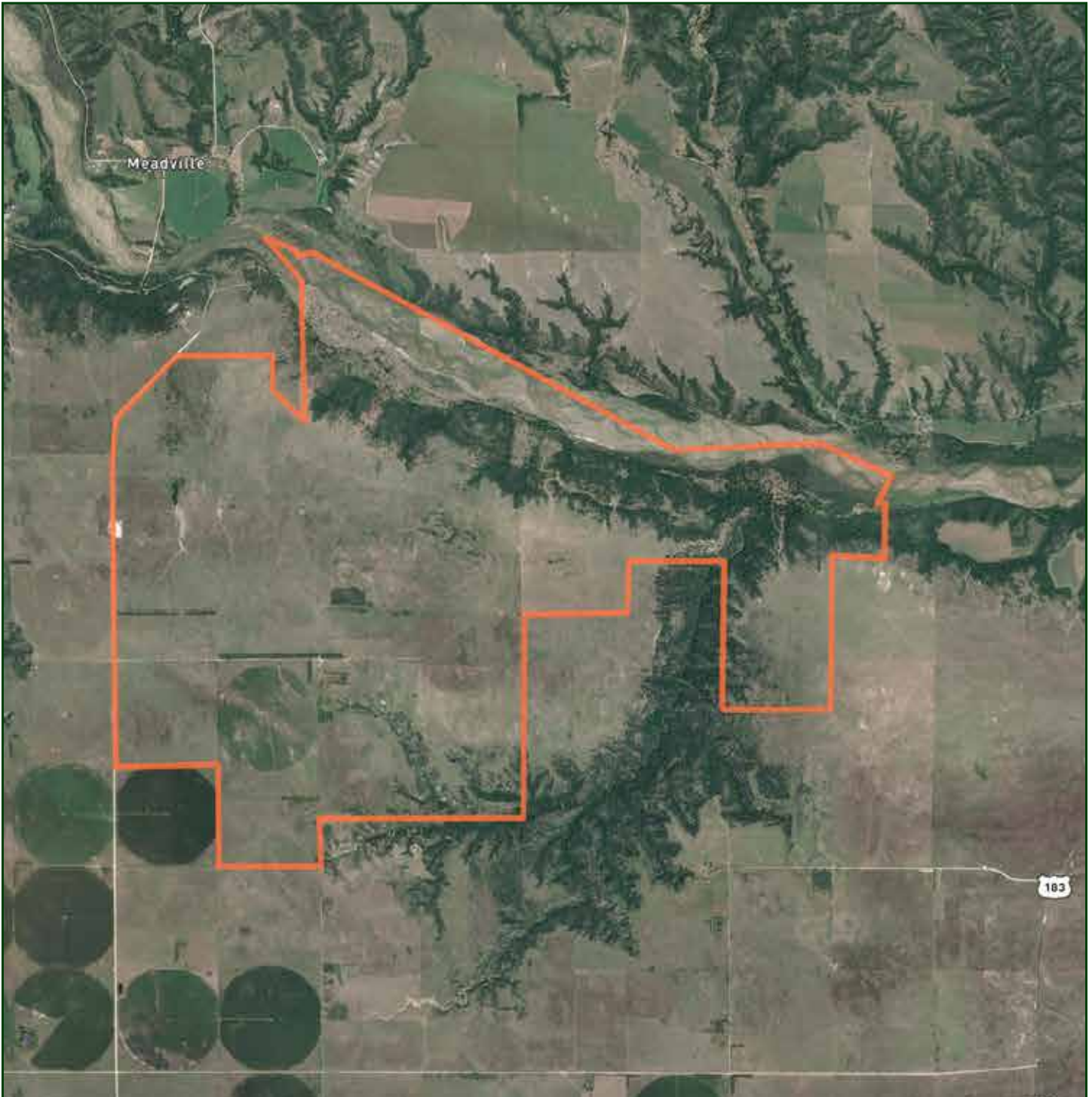
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

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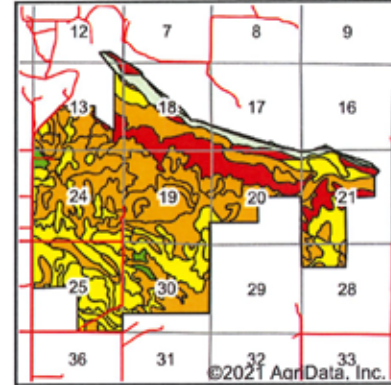
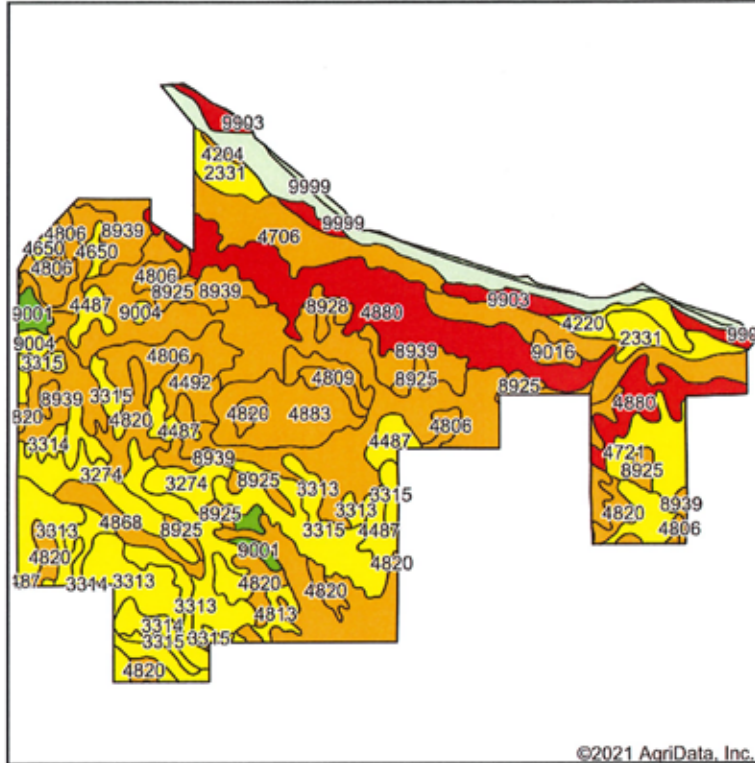
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SOILS MAP

Soils Map



State: **Nebraska**
 County: **Brown**
 Location: **19-32N-21W**
 Township: **Ainsworth**
 Acres: **3919.03**
 Date: **10/26/2021**

LASHLEY LAND AND RECREATIONAL BROKERS
 Maps Provided By: **surety** CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE017, Soil Area Version: 20
 Area Symbol: NE103, Soil Area Version: 19

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
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	732.77	18.7%		> 6.5ft.	Vle	Ive		1			24
4880	Valentine-Simeon complex, 9 to 40 percent slopes, eroded	397.51	10.1%		> 6.5ft.	Vlle		13				6
4706	McKelvie-Longpine-Ronson complex, 17 to 70 percent slopes	326.57	8.3%		> 6.5ft.	Vle		1				3
3313	Ronson-Longpine fine sandy loams, 0 to 2 percent slopes	285.81	7.3%		> 6.5ft.	llle	llle	16	2	12	9	26
8939	Simeon-Valentine complex, 0 to 9 percent slopes	242.32	6.2%		> 6.5ft.	Vls	IVs	25				18
3315	Ronson-Longpine fine sandy loams, 6 to 11 percent slopes	228.55	5.8%		> 6.5ft.	Ive	Ive	14				23
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	184.34	4.7%		> 6.5ft.	Vle						16
4487	Dunday loamy fine sand, 0 to 3 percent slopes, moist	159.70	4.1%		> 6.5ft.	Ive						27
9999	Water	150.70	3.8%		> 6.5ft.							
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	134.25	3.4%		> 6.5ft.	Vle						23

Boundary lines are estimates - Map for illustration only

SOILS MAP

4883	Valentine-Longpine complex, 3 to 17 percent slopes	132.20	3.4%		> 6.5ft.	Vle		14					18
3274	O'Neill-Meadin sandy loams, 2 to 6 percent slopes	124.51	3.2%		> 6.5ft.	IVe	IVe	34	1	29	16		20
3314	Ronson-Longpine fine sandy loams, 2 to 6 percent slopes	116.54	3.0%		> 6.5ft.	IIle	IIle	16	1	10	8		26
2331	Inavale loamy fine sand, rarely flooded	93.66	2.4%		> 6.5ft.	IVe	IIle	31	2	29	19		24
8925	Simeon loamy sand, 0 to 3 percent slopes	92.34	2.4%		> 6.5ft.	VIs	IVs	26					20
9903	Fluvaquents, sandy, frequently flooded	85.07	2.2%		0.5ft.	VIIIw		3					3
4721	Pivot loamy sand, 0 to 3 percent slopes	80.16	2.0%		> 6.5ft.	IVe	IIle	28					19
4868	Valentine-Pivot complex, 0 to 9 percent slopes	48.62	1.2%		> 6.5ft.	Vle	IVe	26					20
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	44.75	1.1%		> 6.5ft.	IIle	IIle	48					35
4220	Bolent fine sandy loam, occasionally flooded	44.28	1.1%		2.2ft.	IVw	IVw	26	2	24	20		26
4492	Dunday loamy fine sand, 3 to 9 percent slopes, moist	41.36	1.1%		> 6.5ft.	Vle							26
9001	Anselmo fine sandy loam, 0 to 3 percent slopes	29.23	0.7%		> 6.5ft.	IIe	IIe	50					36
9999	Water	27.48	0.7%		> 6.5ft.			0					
8928	Simeon loamy sand, 3 to 11 percent slopes	21.37	0.5%		> 6.5ft.	VIs		25					22
4650	Ipaga loamy fine sand, 0 to 3 percent slopes	20.86	0.5%		5.2ft.	IVe	IVe	27	1	26			23
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	19.33	0.5%		> 6.5ft.	Vle							13
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	19.20	0.5%		> 6.5ft.	IVe	IVe		1	1			24
9016	Anselmo-Brunswick fine sandy loams, 11 to 30 percent slopes	18.59	0.5%		> 6.5ft.	Vle		17					17
3180	Jansen fine sandy loam, 0 to 2 percent slopes	9.81	0.3%		> 6.5ft.	IIe	IIe	50	2	37	25		28
4204	Almeria loamy fine sand, occasionally flooded, 0 to 2 percent slopes	4.96	0.1%		0.7ft.	Vw		23					16
9903	Fluvaquents, sandy, frequently flooded	2.19	0.1%		0.5ft.	VIIIw		3					3
Weighted Average						5.10	2.08	11	0.5	3.3	2.1	*n 17.9	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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USDA MAP



Brown County, Nebraska



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

2020 NAIP Ortho Imagery

2022 Program Year
Map Created November 18, 2021

Farm 3339

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Wetland Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FARM SERVICE AGENCY INFO

Nebraska
Brown
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3339
Prepared: 2/3/22 9:46 AM
Crop Year: 2022
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
ABBOTT, JANETTE		2019 - 64

Farms Associated with Operator:
1586

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
3871.7	658.04	658.04	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	658.04	0.0	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
OATS , CORN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	46.3	37	0.00
CORN	52.0	147	0.00
Total Base Acres:	98.3		

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FARM SERVICE AGENCY INFO

Tract Number: 9149 Description Pt of Sections 9,10,11,14,15,19,20,21,22-32-22

FSA Physical Location : Brown, NE ANSI Physical Location: Brown, NE

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Wetland determinations not complete

2019- 62

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
3871.7	658.04	658.04	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	658.04	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	46.3	37	0.00
CORN	52.0	147	0.00
Total Base Acres:	98.3		

Owners: WILLIAM A ABBOTT REVOCABLE TRUST

JANETTE M ABBOTT REVOCABLE TRUST

PROPERTY IMAGES



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THE REAL ESTATE EXPERTS YOU CAN TRUST

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