

LAND FOR SALE

**160+/- Acres, Rock County, Nebraska
Offered at \$160,000**

Highlights:

- Enrolled in CRP until 2022
- Excellent hunting opportunities
- 130.79 certified irrigated acres with the Lower Loup NRD



Property Location: From Taylor, Nebraska, go north on US Highway 183. Continue for seven miles north of the Rock/Loup county line, turn east on 854th Road and go six miles to 453rd Avenue. Then turn south for two miles, and then back west ½ mile. The property will be on the south side of the road.

From Bassett, Nebraska, go south on US Highway 183 for 29 miles and turn east on 854th Road. Then drive six miles to 453rd Avenue and go south two miles, and then back west ½ mile. The property will be on the south side of the road.

Legal Description: Northwest Quarter (NW1/4) of Section 9, Township 25 North, Range 18 West of the 6th PM, Rock County, Nebraska.



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For additional information, please contact:

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Property Description: Here is an excellent CRP quarter in southern Rock County near Rose, Nebraska, just North of the Calamus Reservoir. This property offers excellent hunting opportunities for both deer and turkey. The property is in CRP until 2022. Included with the property is certified irrigated acres through the Lower Loup NRD.



Well Information: G-060133: 900 GPM; 377' Well Depth; 19' Static Level; 65' Pump Level; 9" Column Diameter; Drilled 1978

Farm Data

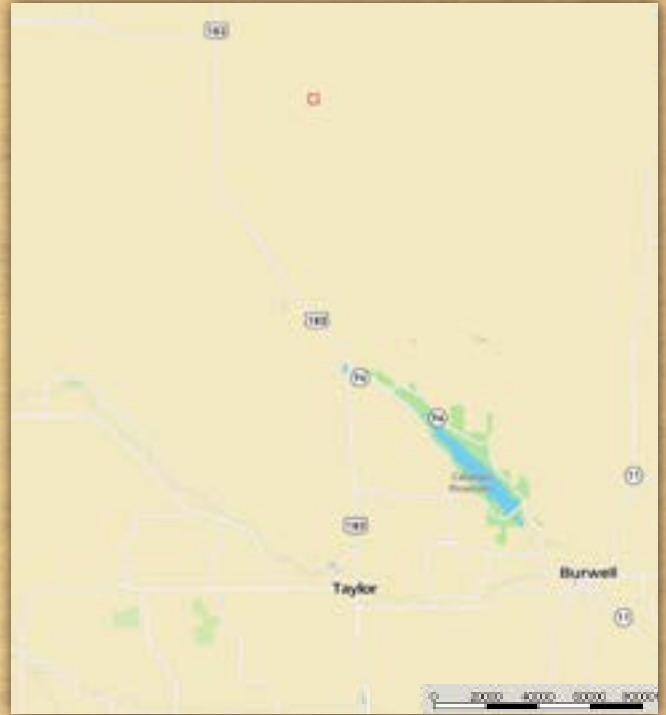
19.48 acres in hayland, 14.73 acres in non-crop, 105 acres in CRP, 17.79 acres in timber, and three acres in roads.

CRP Information

105 acres enrolled in CRP at \$3,185 expiring September 30, 2022.

Taxes: \$911.30

Price: \$160,000



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4662	Loup fine sandy loam, 0 to 1 percent slopes	17.4	10.8	5w
4533	Els loamy sand, 0 to 3 percent slopes	9.5	5.93	4w
4542	Els-lpage complex, 0 to 3 percent slopes	41.1	25.57	6w
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	4.3	2.64	6e
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	16.1	9.99	6e
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	72.5	45.06	6e
TOTALS		160.8	100%	5.77



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.