

LAND FOR SALE

157± Acres, Rock, Nebraska
Offered at \$180,550 or \$1,150 per acre



L-2000170

Featuring:

- *Quality pasture with excellent location.*
- *Adjacent to Highway 7.*
- *Purchase this tract, or add 200 acres across the road!*

Location: Seven miles north of Bassett, Nebraska, along Highway 7.

Legal: Part of the Northeast Quarter (NE1/4) & East Half of the Southeast Quarter (E1/2SE1/4) of Section 18 lying east of Highway 7, Township 31 North, Range 19 West of the 6th PM, Rock County, Nebraska. 157.00+/-



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For additional information, please contact:

Dave Hickey, Agent
(402) 336-3500 • (402) 340-4436

O'Neill, Nebraska

DHickey@FarmersNational.com

www.FarmersNational.com/DaveHickey



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Property Information

Description: Here is an opportunity to purchase a highly accessible pasture of excellent quality located just seven miles north of Bassett, Nebraska. This pasture has been utilized primarily for grazing, but has been hayed over the years too! Has tree protection plus a good windmill with two tanks. Buy individually, or purchase an additional 200 acres across the road

Contact agent for details!

Taxes: \$1,022.07 (estimated)

Price: \$180,550 or \$1,150 per acre



Boundary 155.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	0.6	0.38	4e
4723	Pivot-Valentine complex, 0 to 9 percent slopes	87.8	56.35	4e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	67.4	43.27	6e
TOTALS		155.8	100%	4.87

Information provided was obtained from sources deemed reliable, but 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 acting as agents for the seller.