

# LAND FOR SALE

**833+/- Acres, Rock County, Nebraska**  
*Offered at \$874,650 or \$1,050 per acre*

## HIGHLIGHT FEATURES

- Highly productive sub-irrigated hay meadow
- Good livestock protection and water
- Great location and access with Highway 20 frontage



**Property Location:** 1/2 mile west of Newport, Nebraska, along US Highway 20 or approximately nine miles east of Bassett, Nebraska, on the north side of U.S. Highway 20.

**Legal Description:** Available upon request.

**Property Description:** Property is located approximately nine east of Bassett, Nebraska. Good meadow and hill pasture. Well balance property including sub-irrigated meadow and hill pasture along with shelterbelts for winter protection. Highway 20 frontage.

## Farm Data:

Hayland	298.77 acres
Pasture	<u>534.23 acres</u>
Total	833.0 acres

**Taxes:** \$6,075.48



**Farmers  
National  
Company™**

Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



**For additional information, please contact:**

**Robert Litz, Agent**  
 O'Neill, Nebraska

Office: (402) 336-3500

Cell: (402) 340-4952

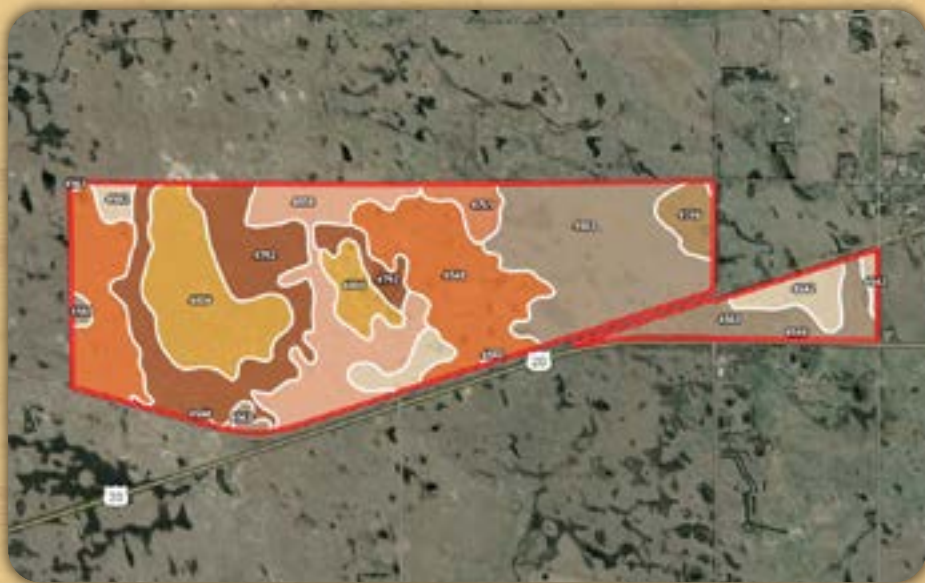
[BLitz@FarmersNational.com](mailto:BLitz@FarmersNational.com)

[www.FarmersNational.com/RobertLitz](http://www.FarmersNational.com/RobertLitz)



# 833+/- Acres, Rock County, Nebraska

Offered at \$874,650 or \$1,050 per acre



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4746	Tryon loamy fine sand, 0 to 3 percent slopes	19.4	2.57	5w
4548	Els-lpage-Tryon loamy sands, 0 to 6 percent slopes	172.8	22.89	4w
4542	Els-lpage complex, 0 to 3 percent slopes	26.2	3.47	6w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	115.4	15.29	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	143.9	19.06	6e
4563	Els-Tryon complex, 0 to 3 percent slopes	158.4	20.99	4w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	102.7	13.61	6e
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	16.0	2.12	5w
TOTALS		754.8	100%	5.08



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.