

LAND FOR SALE

314+/- Acres • Rock County, Nebraska
Offered at \$309,290.00 or \$985.00 per acre



Highlights:

- Near level hard grass pasture with two creeks
- Two deep tree covered draws
- Turkey, mule deer, and whitetail deer

Property Location: 12 miles northeast of Bassett, Nebraska.

Legal Description: East Half (E $\frac{1}{2}$) of Section 30, Township 32 North, Range 18 West of the 6th P.M., Rock County, Nebraska.



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For additional information, please contact:

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Property Information

Property Description: 314+/- acres located 12 miles northeast of Bassett, Nebraska. Good hard grass pasture with two year around creeks. Two deep draws with hardwood trees. Great access. Turkey, mule deer, whitetail deer, and grouse. Full possession for 2020 grazing season. Call for a personal inspection.

Can be purchased with adjoining 637+/- acres with two creeks. (See Listing #L-2000215.)

Farm Data

Pasture 100%

2019 Taxes: \$1,986.94

Price: \$309,290.00 or \$985.00 per acre

Property Location Map



Aerial Map

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8947	Simeon-Valentine sands, 11 to 60 percent slopes, eroded	99.9	32.41	6s
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	2.5	0.81	6e
8925	Simeon loamy sand, 0 to 3 percent slopes	13.6	4.41	6s
4721	Pivot loamy sand, 0 to 3 percent slopes	181.9	59.05	4e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	10.2	3.33	6e
TOTALS		308.1	100%	4.82