

LAND FOR SALE

480+/- Acres • Rock County, Nebraska
Offered at \$468,000 or \$975 per acre



Highlights:

- Excellent hard grass pasture - cross fenced
- Great location and access - nearly borders Highway 7
- Three phase power

Property Location: Four miles north and two miles west of Bassett, Nebraska, along Highway 7 to the northeast corner of the property.

Legal Description: East Half (E $\frac{1}{2}$) & Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 31 North, Range 19 West of the 6th PM, Rock County, Nebraska.



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For additional information, please contact:

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Property Information

Property Description: 480 acres of top quality hard grass pasture located four miles north and two miles west of Bassett, Nebraska, just off Highway 7. Property is crossed fenced into three pastures. Two windmills. Three phase power along east side of property. Pasture is very well managed. Ideal location for new home and building site. Personal inspection is much more revealing. Available for 2021 grazing season.

2019 Taxes: \$3,181.98

Price: \$468,000 or \$975 per acre



Aerial Map



Property Location Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	5.6	1.14	4e
4782	Valentine fine sand, 0 to 3 percent slopes, moist	35.0	7.08	6e
4723	Pivot-Valentine complex, 0 to 9 percent slopes	390.6	79.05	4e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	21.2	4.29	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	41.7	8.44	6e
TOTALS		494.1	100%	4.4