

LAND FOR SALE

320+/- Acres • Rock County, Nebraska
Offered at \$312,000 or \$975 per acre



L-2000664

Highlights:

- 1/2 mile of Rock Creek
- Warm season grass
- Good deer and turkey hunting
- Electricity on two sides of the property

Property Location: From Bassett, Nebraska, 5 miles north along Highway 7, then 5 miles east on 885th Road, 1/4 mile north on 452nd Avenue, 1 mile east, 2 3/4 north on 453rd Avenue to the southeast corner of the property.

Legal Description: South Half (S 1/2) of Section 33, Township 32 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 Information

Property Description: Here is a new listing 13 miles northeast of Bassett, Nebraska. Rock Creek flows for ½ mile through this pasture offering reliable livestock water. Mostly warm season hard grass pasture with good location and access. Property offers tree covered creek and shelterbelt in the southeast corner offering great habitat for deer and turkey. There is electricity along south and west side of property. Offers good location for a future home or cabin. You can secure this nice hunting property before the hunting season. Please call for additional information.

2019 Taxes: \$1,933.18

Price: \$312,000 or \$975 per acre



Aerial Map



Soil Map



Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6664	Brunswick-Longpine loamy sands, 3 to 11 percent slopes	65.2	20.42	4e
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	61.8	19.35	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	27.7	8.67	6e
6662	Brunswick-Longpine fine sandy loams, 11 to 40 percent slopes	22.8	7.13	6e
4243	Ord loam, rarely flooded	16.4	5.13	2w
4487	Dunday loamy fine sand, 0 to 3 percent slopes, moist	35.8	11.22	4e
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	53.1	16.63	4e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	36.6	11.46	6e
TOTALS		319.3	100%	4.83