

LAND FOR SALE

150+/- Acres • Rock County, Nebraska

Offered at \$712,500

Highlights:

- Irrigated grass quarter
- Good stand of grass
- Excellent water
- Good equipment



L-2300175

Property Location: Seven and one-half miles south of Bassett, Nebraska, along Highway 183 to the northeast corner of the property.

For additional information, please contact:



Serving America's Landowners Since 1929

www.FarmersNational.com/ONeill

Dave Hickey, Agent

O'Neill, Nebraska

Business: (402) 336-3500

Cell: (402) 340-4436

DHickey@FarmersNational.com

www.FarmersNational.com/DaveHickey



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Lake Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Legal Description: Southeast Quarter (SE1/4) of Section 21, Township 29 North, Range 19 West of the 6th P.M., Rock County, Nebraska, except for that part deeded to the State of Nebraska by Warranty Deed recorded in Book 28, Page 640 of the Deed Records of Rock County, Nebraska.

Property Description: Irrigated grass quarter located adjacent to Highway 183 and just seven and one-half miles south of Bassett, Nebraska. This quarter has been utilized for irrigated pasture for a number of years, and features excellent perimeter fences with a high carrying capacity. Good opportunity for the cattleman, or take advantage of grain prices and convert back to row crops. Call the agent for details.

Upper Elkhorn NRD: 130 certified irrigated acres

Equipment Information: Valley 7-tower pivot with overhead sprinklers; Isuzu power unit; Mid-America pump; Randolph 100 hp gearhead; Lima 10K generator.

Well Information: #G-159227 – 900 GPM; 180' Well Depth; 17' Static Level; 36' Pump Level; 8" Column Diameter; Drilled in 2011.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	110.98 acres	131 PLC yield

2022 Taxes: \$4,920.36

Price: \$712,500

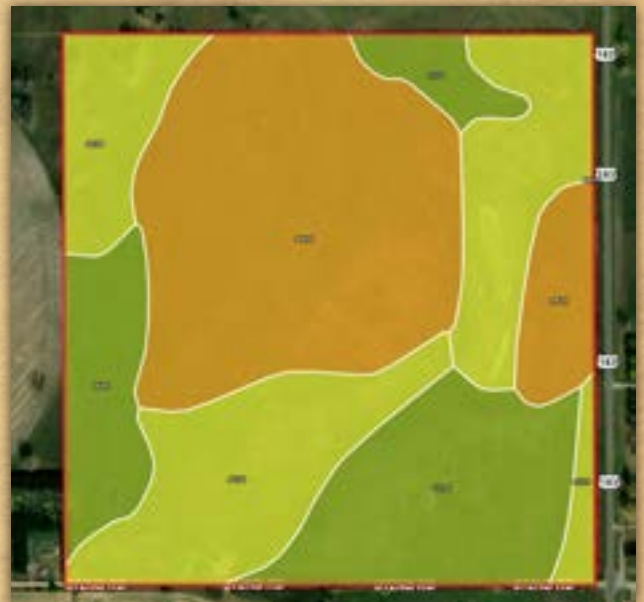
Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	60.31	39.18	0	31	6e
4650	Ipaga loamy fine sand, 0 to 3 percent slopes	33.16	21.54	54	24	4e
4370	Libory loamy fine sand, 0 to 3 percent slopes	29.45	19.13	57	49	3e
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	18.93	12.3	64	25	4w
6640	Boelus loamy sand, 0 to 3 percent slopes	12.11	7.87	0	43	3e
TOTALS		153.96(*)	100%	30.4	33.14	4.51

