

LAND FOR SALE

120.78± Acres, Antelope County, Nebraska

\$724,680 or \$6,000 Per Acre

Highlights:

- Highway 20 access
- Expired CRP!
- Property straddles BNSF railway

For additional information, please contact:

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Property Information

Property Location: Just to the west of Royal, Nebraska, along U.S. Highway 20.

Legal Description: Part of the Northeast Quarter (NE½) of Section 9, Township 27 North, Range 7 West of the 6th P.M., AND Lots 1, 2, 3, 4, 5, & 6, in Block 16, Village of Royal, Antelope County, Nebraska.

Property Description: Rare Opportunity!! Chance to purchase highly accessible property adjacent to U.S. Highway 20. This property offers access along the Burlington Northern Santa Fe railway with acreage on both the north and south sides! Additional access along paved 519th Avenue south of Royal. This property is truly a rare opportunity!

FSA Information:

Oats 28.0 CCC-505 CRP Reduction Acres
Corn 80.4 CCC-505 CRP Reduction Acres
Soybeans 0.5 CCC-505 CRP Reduction Acres

2023 Taxes: \$1,972.56

Reduced Price: \$724,680.00 or \$6,000.00 per acre



Location Map



Aerial Map



Soil Map



1100						
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6700	Thurman loamy fine sand, 0 to 2 percent slopes	43.88	36.3	0	30	3e
6636	Boelus loamy fine sand, 0 to 2 percent slopes	34.9	28.87	0	56	3e
4178	Longford complex, 1 to 7 percent slopes	15.76	13.04	0	46	4e
6753	Nora silt loam, 2 to 6 percent slopes	11.64	9.63	52	78	2e
4179	Longford loam, 1 to 7 percent slopes	7.95	6.58	0	61	3e
6791	Loretto loam, 0 to 2 percent slopes	5.0	4.14	0	72	1
3163	Doger fine sand, 0 to 6 percent slopes	1.06	0.88	0	25	4e
3286	Paka loam, 2 to 6 percent slopes	0.68	0.56	0	63	2e
TOTALS		120.8 7(*)	100%	5.01	48.13	2.95













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