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L-2500497

SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

153.63± Acres, Rock County, Nebraska

OFFERED AT  
**\$353,349 or**  
**\$2,300 per acre**

## Highlights:

- Good production
- Great access and location



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

[DHickey@FarmersNational.com](mailto:DHickey@FarmersNational.com)



## Property Information

**Directions to Property:** From Highway 20 and Highway 137 in Newport, Nebraska, ½ mile east to the northwest corner of the property.

From Stuart, Nebraska, eight miles west along US Highway 20 to the northeast corner of the property.

**Legal Description:** Part of the Northeast Quarter (NE¼) of Section 9, Township 30 North, Range 17 West of the 6th P.M., Rock County, Nebraska.

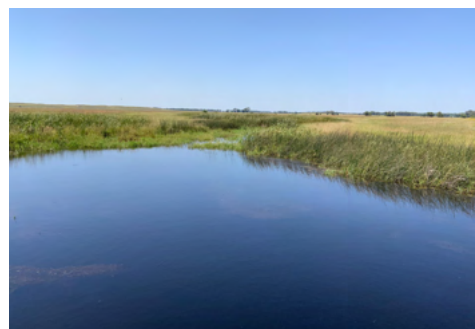
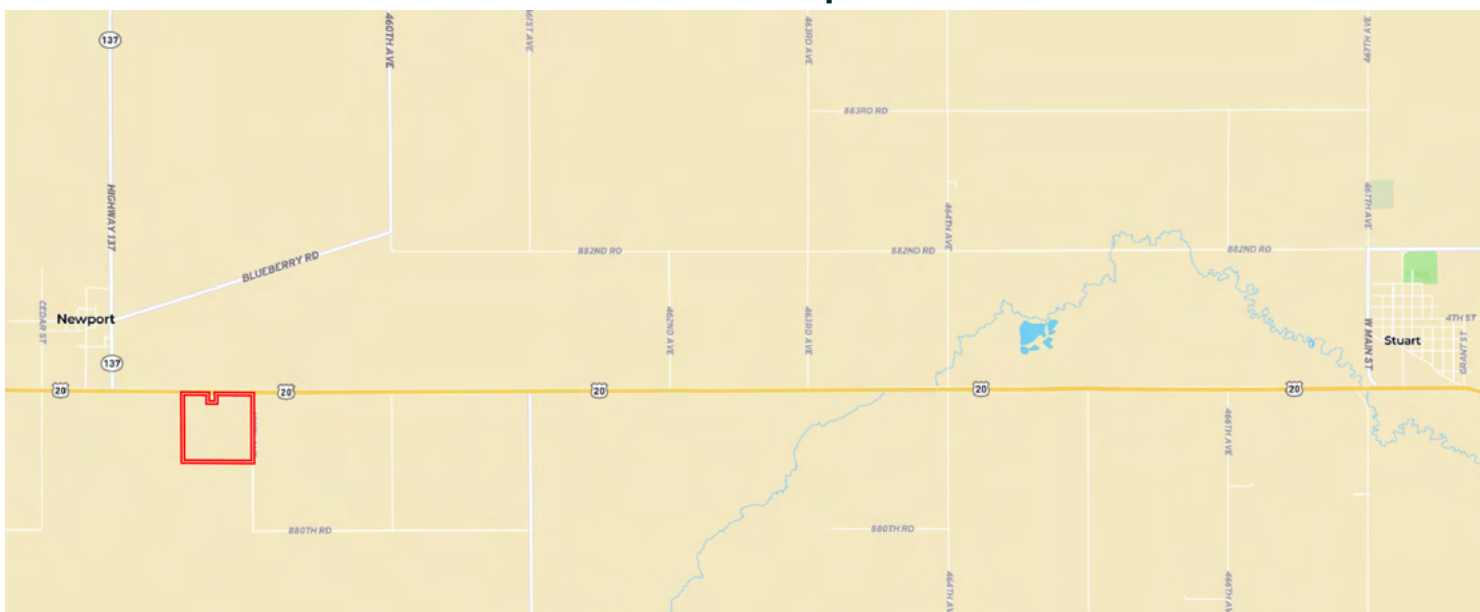
**Taxes:** \$941.74

**Property Description:** Rock County hay meadow located east of Newport and adjacent to Highway 20. This property offers good hay production with great access from the highway and 459<sup>th</sup> Avenue along the east side. The 2025 standing hay crop is negotiable at this time.

If you're looking for a good producing hay quarter with great access, call the agent today!

**Price:** \$353,349 or \$2,300 per acre

## Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION                         | ACRES     | %     | CPI   | NCCPI | CAP  |
|-----------|--|-----------|-------|-------|-------|------|
| 4563      | Els-Tryon complex, 0 to 3 percent slopes | 119.07    | 77.44 | 21    | 27    | 4w   |
| 4542      | Els-lpage complex, 0 to 3 percent slopes | 34.69     | 22.56 | 0     | 26    | 6w   |
| TOTALS    |  | 153.76(*) | 100%  | 16.26 | 26.77 | 4.45 |





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