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L-2500535



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LAND FOR SALE

458.621± Acres, Rock County, Nebraska

Highlights:

- Good irrigated farms
- Tremendous water area
- End users nearby

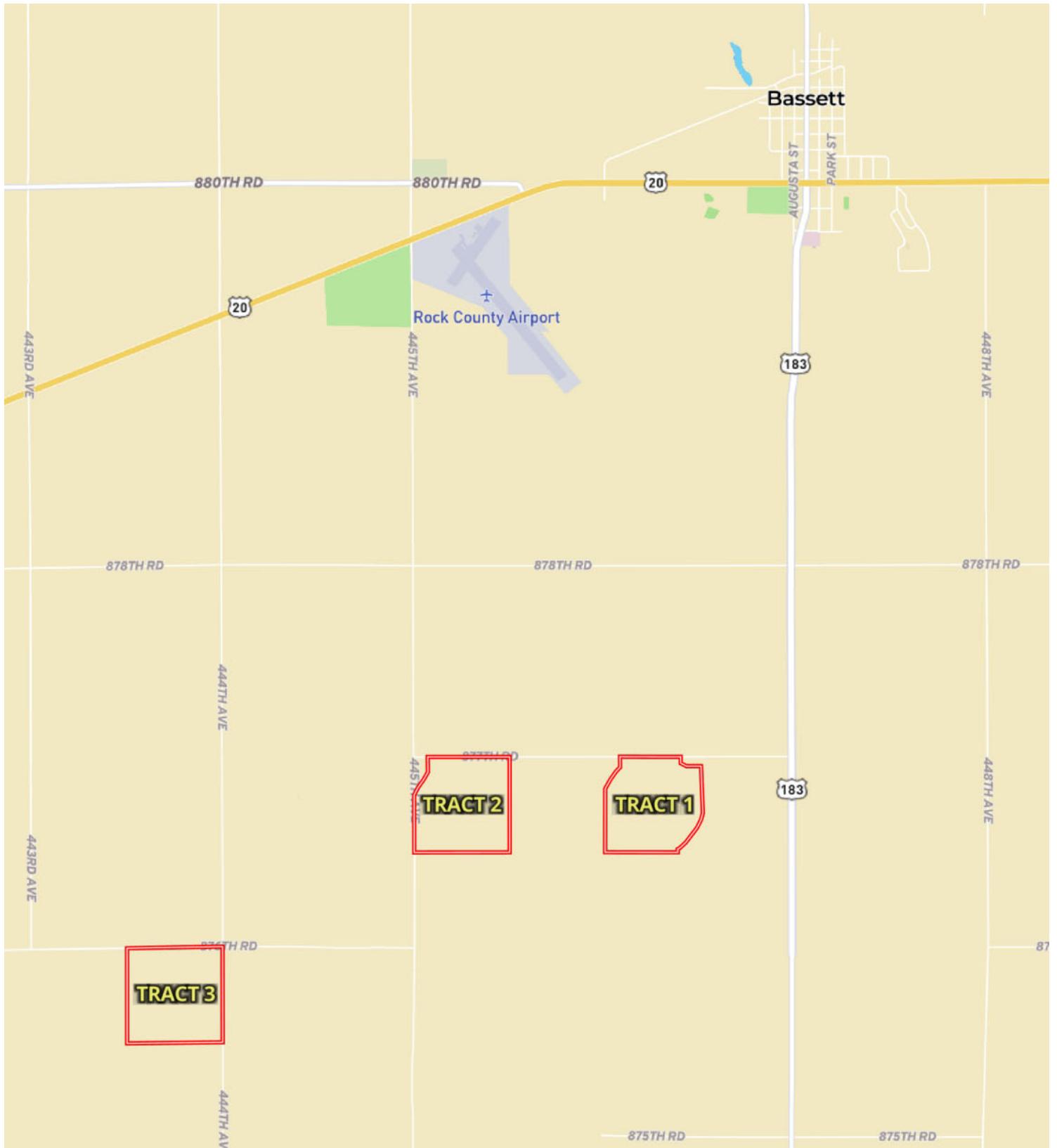


For additional information, please contact:
Dave Hickey, Agent | (402) 340-4436
DHickey@FarmersNational.com

Offering three irrigated quarter-sections south and southwest of Bassett in Rock County. These farms feature very strong irrigation water, good irrigation equipment and great access. These farms are offered individually or purchase all three! All three farms offer natural gas pipelines to the wells, for more cost-effective pumping costs. Three phase power runs right by two of the farms and is very close to the other quarter.

A rare opportunity to purchase individual irrigated tracts near several feedlots and end users.

Location Map



Aerial 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.

Tract 1:

Property Information

Directions to Property: From Bassett, Nebraska (Highways 20, 183 junction), travel three miles south to 877th Road, then ½ mile west to the farm.

Legal Description: Part of the Northwest Quarter (NW^{1/4}) of Section 33, Township 30 North, Range 19 West of the 6th P.M., Rock County, Nebraska.

Property Description: High percentage tillable farm with several pivot corners “out” and not included. Good irrigated quarter with a natural gas pipeline to the pivot point, and three phase power nearby. Natural gas power unit is tenant-owned and not included.

Price: \$776,291.00 or \$5,367.28 per acre

FSA Information:

Farm #: 1307

Tract #: 64

FSA Cropland Acres: 130.16

Base	PLC Yield
Corn 128.7 acres	161 bushels

Irrigation Equipment: 2009 Valley 8 tower 7000 pivot with overhead sprinklers (sn 10713727); Amarillo gearhead S80A (sn 311042); Western Land Roller pump.

2025 Taxes: \$4,840.00 (estimated)

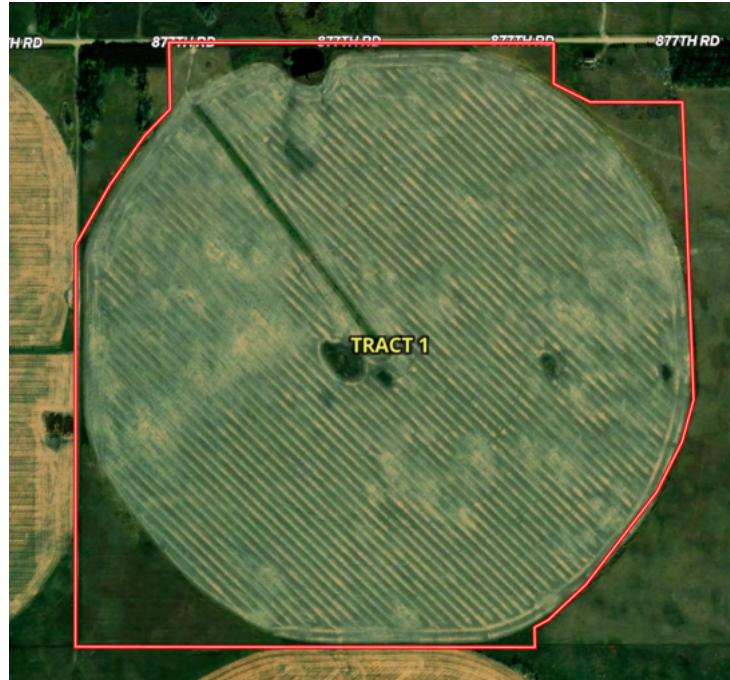
Acres: 144.634±

Well Information:

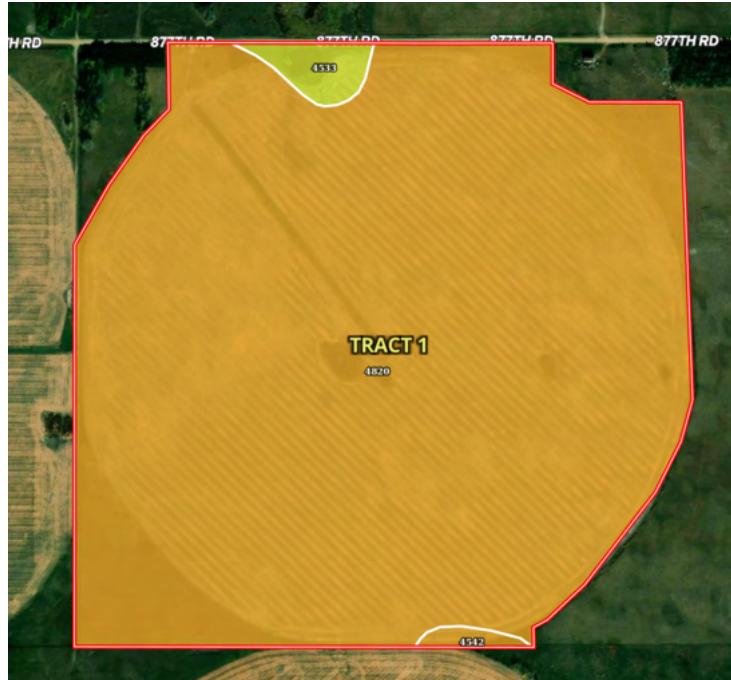
Registration #	GPM	Well Depth	Static Level	Pump Level	Col. Diam.	Year Drilled
G-053425	900	403	17	41	8	1976

(Information obtained from State Dept. of Water Resources)

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	143.8 8	97.87	0	32	6e
4533	Els loamy sand, 0 to 3 percent slopes	2.35	1.6	0	30	4w
4542	Els-Ipage complex, 0 to 3 percent slopes	0.77	0.52	0	26	6w
TOTALS		147.0(*)	100%	-	31.93	5.97

Tract 2:

Property Information

Directions to Property: From Bassett, Nebraska (Highways 20, 183 junction), travel three miles south to 877th Road, then 1½ miles west to the northeast corner of the farm.

Legal Description: Part of the Northwest Quarter (NW¼) of Section 32, Township 30 North, Range 19 West of the 6th P.M., Rock County, Nebraska.

Property Description: Gently rolling irrigated farm adjacent to 877th Road, and just minutes southwest of Bassett. Part of the northeast corner is “out” and not included. Good solid irrigated quarter with three phase power running right along the road.

Price: \$935,000.00 or \$6,071.94 per acre

FSA Information:

Farm #: 2525

Tract #: 2475

FSA Cropland Acres: 135.57

	Base	PLC Yield
Corn	83.4 acres	159 bushels

Irrigation Equipment: 2008 Valley 8 tower pivot with overhead sprinklers, model 7000 (sn 10629875)’ Amarillo gearhead S80 (sn 92424); Western Land Roller pump (sn KB76488); diesel power unit is tenant-owned and not included.

2025 Taxes: \$3,183.73 (estimated)

Acres: 153.987±

Well Information:

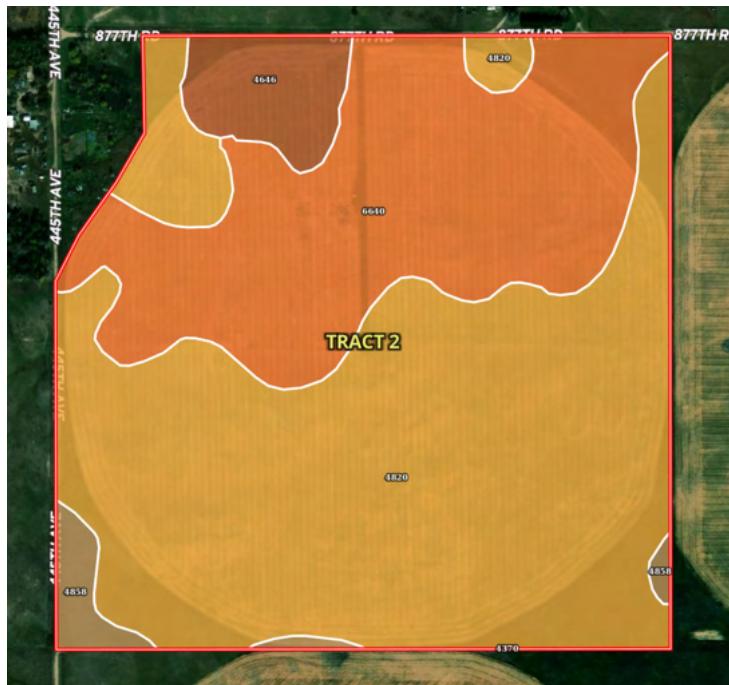
Registration #	GPM	Well Depth	Static Level	Pump Level	Col. Diam.	Year Drilled
G-024263	1253	124	38	65	7	1965

(Information obtained from State Dept. of Water Resources)

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	93.27	60.63	0	32	6e
6640	Boelus loamy sand, 0 to 3 percent slopes	49.28	32.03	0	53	3e
4646	Ipage loamy fine sand, 0 to 3 percent slopes	7.53	4.89	54	31	4e
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	3.75	2.44	0	29	6e
4370	Libory loamy fine sand, 0 to 3 percent slopes	0.01	0.01	57	49	3e
TOTALS		153.84(*)	100%	2.65	38.61	4.94

Tract 3:

Property Information

Directions to Property: From Bassett, Nebraska, three miles west on US Highway 20, then $3\frac{1}{4}$ miles south on 444th Avenue to the northeast corner of the farm.

Legal Description: Northeast Quarter (NE $\frac{1}{4}$) of Section 1, Township 29 North, Range 20 West of the 6th P.M., Rock County, Nebraska.

Property Description: High quality Rock County irrigated quarter, with great access. Nearly level farm with good soils and irrigation water. Tree belt along the north end of the quarter plus a solar well for livestock grazing. Natural gas pipeline to the pivot point, plus three phase power along the road. Great chance to own a quality quarter.

Price: \$1,200,000.00 or \$7,500.00 per acre

FSA Information:

Farm #: 2525

Tract #: 67

FSA Cropland Acres: 147.96

	Base	PLC Yield
Corn	127.4 acres	164 bushels

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6640	Boelus loamy sand, 0 to 3 percent slopes	129.2	80.62	0	53	3e
4721	Pivot loamy sand, 0 to 3 percent slopes	31.04	19.37	0	33	4e
TOTALS		160.24(*)	100%	-	49.12	3.19

Tract 1:



Tract 2:



Tract 3:



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