



LAND FOR SALE

ROCK COUNTY, NEBRASKA



153.62 +/- ACRES

For more
information,
contact:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



PRICED AT \$550,000

HIGHLIGHTS

HIGH QUALITY SUB-IRRIGATED
MEADOW

EXCELLENT ROAD ACCESS

IN THE HEART OF CATTLE
COUNTRY



VISIT US AT:

www.StrackeRealty.com

102 E. HWY 20 | STUART, NE 68780

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PROPERTY INFORMATION

153.62 +/- ACRES

ROCK COUNTY, NEBRASKA

LEGAL DESCRIPTION: NE1/4 EXCEPT 3.72 ACRES SECTION 9, TOWNSHIP 30 NORTH, RANGE 17 WEST OF THE 6TH P.M.

PROPERTY DESCRIPTION:

153.62 +/- acres of high quality sub-irrigated meadow ground located in Rock County, Nebraska with excellent access off of Highway 20. This parcel is ideal for hay production and grazing in the heart of cattle country.

IMPROVEMENTS:

None

2022 TAXES: \$1,216.84

PROPERTY LOCATION:

1/2 mile East of Newport, Nebraska

From O'Neill - 38 miles West on Hwy 20

From Ainsworth - 31 miles East on Hwy 20



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4563	Els-Tryon complex, 0 to 3 percent slopes	119.04	77.44	21	20	4w
4542	Els-Ipage complex, 0 to 3 percent slopes	34.68	22.56	0	19	6w
TOTALS		153.72(*)	100%	16.26	19.77	4.45

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