



# LAND FOR SALE

ROCK COUNTY, NEBRASKA



## 53.55 +/- ACRES

FOR MORE  
INFORMATION,  
CONTACT:

**KYLE CONNOT**  
**SALES ASSOCIATE**  
**(402) 340-0493**



## PRICED AT \$107,100 or \$2,000 PER ACRE

### HIGHLIGHTS

GOOD PROTECTION

EXCELLENT ROAD ACCESS

GREAT LOCATION FOR HORSE  
LOVERS, ACREAGE SITE, OR TO  
RUN A FEW HEAD OF CATTLE



VISIT US AT:

**[www.StrackeRealty.com](http://www.StrackeRealty.com)**

102 E. HWY 20 | STUART, NE 68780

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# PROPERTY INFORMATION

53.55 +/- ACRES IN  
ROCK COUNTY, NEBRASKA

LEGAL DESCRIPTION: PT. SW1/4SE1/4 SECTION 5, TOWNSHIP 30 NORTH, RANGE 17 WEST OF THE 6TH P.M.

## PROPERTY DESCRIPTION:

53.55 +/- Acres located on the edge of Newport, Nebraska in the heart of cattle country and along Highway 20. This productive pasture is available for the 2023 pasture season. If you are a horse lover, person looking for an acreage to build a home on, or just looking to run a few cattle - this is your opportunity! This vacant tract offers great protection, access from three sides, and includes a well and windmill for your livestock.

## IMPROVEMENTS:

Well with windmill and water tank

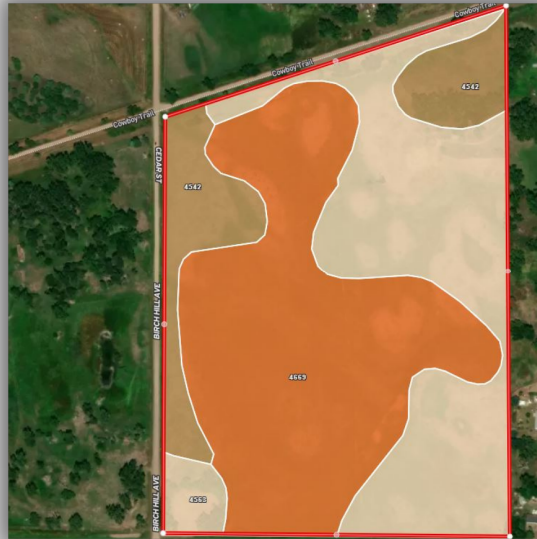
2022 TAXES: \$562.16

## PROPERTY LOCATION:

Located just on the Edge of Newport, NE

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
4669	Loup fine sandy loam, frequently ponded	24.83	47.05	0	7	5w
4563	Els-Tryon complex, 0 to 3 percent slopes	20.37	38.6	21	20	4w
4542	Els-lpage complex, 0 to 3 percent slopes	7.58	14.36	0	19	6w
TOTALS		52.78( )	100%	8.11	13.74	4.76

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