



LAND FOR SALE

ROCK COUNTY, NEBRASKA

153 +/- ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
LAND SALES AGENT
(402) 340-0493



PRICED AT \$841,500 or \$5,500 PER ACRE

HIGHLIGHTS

PRODUCTIVE ROCK COUNTY
IRRIGATED QUARTER

EXCELLENT ACCESS OFF HWY 183

10-TOWER VALLEY IRRIGATION
SYSTEM



VISIT US AT:

www.StrackeRealty.com

102 E. HWY 20 | STUART, NE 68780

CELL: (402) 340-0493 | OFFICE: (402) 340-2990

KYLE@STRACKEREALTY.COM



Stracke Realty, LLC, DBA Stracke Land & Realty has obtained this information from sources we have deemed reliable. All boundary lines contained in any advertising are for visual aid only and do not represent the location of any existing fence lines. Stracke Realty, LLC makes no guarantees, warranty or representation about the accuracy of this information. This information is submitted subject to the possibility of errors, omissions price changes, or any other conditions. All prospective buyers are urged to consult with their own tax and legal counsel and conduct their own investigation of the property or transaction.



PROPERTY INFORMATION

153 +/- ACRES
ROCK COUNTY, NEBRASKA

LEGAL DESCRIPTION: NE 1/4 (LESS HOUSE TRACTS) OF SECTION 28, TOWNSHIP 30, RANGE 19 WEST OF THE 6TH P.M.

PROPERTY DESCRIPTION:

THIS 153 +/- ACRES OF IRRIGATED FARMLAND IN ROCK COUNTY, NEBRASKA IS A MUST-SEE FOR PRODUCERS OR INVESTORS LOOKING FOR A GOOD, PRODUCTIVE PIECE OF GROUND IN THE HEART OF NEBRASKA FARM COUNTRY. THE PROPERTY IS WELL-SUITED FOR VARIOUS CROPS, OFFERING STEADY OUTPUT YEAR AFTER YEAR WITH EXCELLENT ACCESS OFF OF HIGHWAY 183.

PROPERTY LOCATION:

FROM BASSETT - APPROX. 2 MILES SOUTH ALONG HIGHWAY 183 ON THE WEST SIDE OF THE ROAD

IMPROVEMENTS:

10-TOWER VALLEY IRRIGATION SYSTEM, 1,000-GALLON PROPANE TANK, 10 W LIMA GENERATOR, 454 PROPANE POWER UNIT, AMARILLO GEARHEAD PUMP

2023 TAXES: \$3,152.48

WELL INFORMATION:

#G-044811; 1,000 GPM; 380' WELL DEPTH; 12' STATIC LEVEL; 60' PUMPING LEVEL; 9" DIAMETER



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	102.57	67.08	0	29	6e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	50.33	32.92	0	32	6e
TOTALS		152.9(7)	100%	-	29.99	6.0

KYLE CONNOT
LAND SALES AGENT
(402) 340-0493

Stracke Realty, LLC, DBA Stracke Land & Realty has obtained this information from sources we have deemed reliable. All boundary lines contained in any advertising are for visual aid only and do not represent the location of any existing fence lines. Stracke Realty, LLC makes no guarantees, warranty or representation about the accuracy of this information. This information is submitted subject to the possibility of errors, omissions price changes, or any other conditions. All prospective buyers are urged to consult with their own tax and legal counsel and conduct their own investigation of the property or transaction.