



LAND FOR SALE

ROCK COUNTY, NEBRASKA



155± ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



OFFERED AT \$1,200,000

HIGHLIGHTS

- 155± ACRES IRRIGATED FARMLAND
- 130± CERTIFIED IRRIGATED ACRES
- 1,000 GPM HIGH-CAPACITY WELL
- VALLEY 8000 SERIES 8-TOWER PIVOT
- EASY ACCESS OFF HIGHWAY 20



VISIT US AT:

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PROPERTY INFORMATION

155± ACRES

ROCK COUNTY, NEBRASKA

PARTIAL LEGAL: 21-30-20 SW4 EXC HWY 155 AC (OBTAINED FROM ROCK COUNTY ASSESSOR).

PROPERTY DESCRIPTION:

THIS 155± ACRE IRRIGATED FARM IN ROCK COUNTY, NEBRASKA OFFERS STRONG POTENTIAL FOR BOTH PRODUCERS AND INVESTORS. WITH APPROXIMATELY 130± CERTIFIED IRRIGATED ACRES AND 1145.71± ACRES OF CROPLAND, IT SUPPORTS A VARIETY OF CROPS AND PROVIDES CONSISTENT PRODUCTION. THE PROPERTY INCLUDES A RELIABLE WATER SOURCE FROM THE OGALLALA AQUIFER AND A HIGH-CAPACITY WELL PRODUCING 1,000 GPM. A 1997 VALLEY 8000 SERIES 8-TOWER PIVOT ENSURES EFFICIENT IRRIGATION ACROSS THE TRACT. LOCATED JUST OFF HIGHWAY 20, THIS IS A WELL-POSITIONED AND PRODUCTIVE PIECE OF NEBRASKA FARMLAND.

PROPERTY LOCATION:

FROM BASSETT, NE:
APPROXIMATELY 7 MILE WEST
ON HWY 20 TO THE PROPERTY
(ON NORTH SIDE OF HIGHWAY).

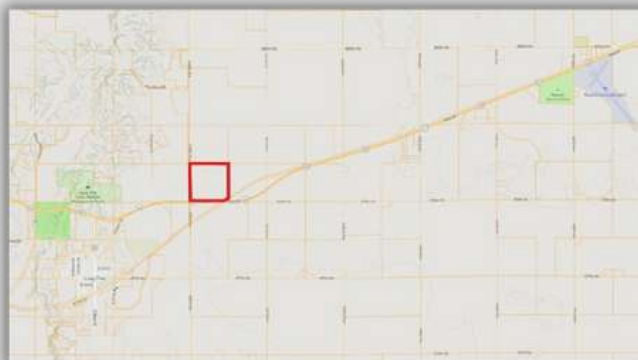
IMPROVEMENTS:

1997 VALLEY 8000 SERIES 8-TOWER IRRIGATION SYSTEM

WELL INFORMATION:

1997 #G-143890; 1000 GPM; 480'
WELL DEPTH; 83' STATIC LEVEL;
280' PUMP LEVEL; 8" COLUMN
DIAMETER

2025 TAXES: \$3,554.56



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