

480¹/₂ Acres

Located in Rock County., Nebraska

www.LandMarketers.com



Plant your Roots down in Rock County



TRAVIS DOUGHERTY Broker
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Located in Rock County., Nebraska

Location: From Bassett, NE Travel 6 miles East on US Highway 20, then 1 Mile South on 453rd Ave. to the Northeast Corner of the Property.

Brokers Comments: Here is a nice property in Rock County, Nebraska for you to plant roots on! The land is cross fenced into 2 summer pastures to the South and a nice sized productive meadow on the North end. This listing offers great winter protection from both mature cottonwood and cedar trees which also serve as wildlife habitat for the whitetail and turkey populations! The land is easily accessible on 3 sides and has single phase power on the eastern border.

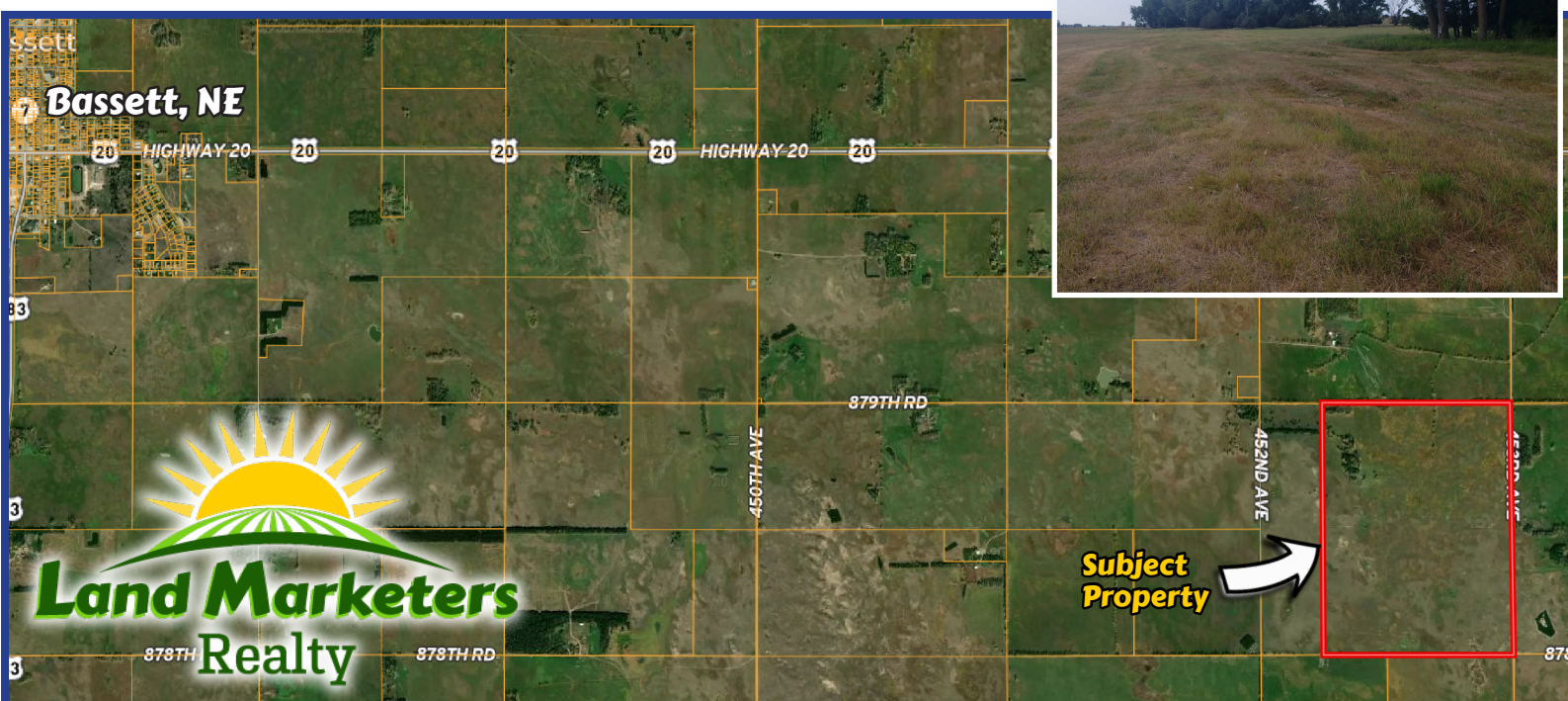
Listing Price \$1,225,000.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
4563	Els-Tryon complex, 0 to 3 percent slopes	202.06	41.34	21	20	4w
4542	Els-lpage complex, 0 to 3 percent slopes	136.0	27.82	0	19	6w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	94.81	19.4	0	27	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	53.11	10.87	0	31	6e
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	1.84	0.38	64	25	4w
4662	Loup fine sandy loam, 0 to 1 percent slopes	0.94	0.19	30	19	5w
4533	Els loamy sand, 0 to 3 percent slopes	0.03	0.01	0	21	4w

CONTACT:

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