



For Sale

151 +/- ACRES
ROCK
COUNTY, NEBRASKA



Angie Primrose

REAL ESTATE AGENT

402.741.0402

ANGIEMPRIMROSE@GMAIL.COM

WWW.NESEASONSREALTY.COM

SEASONS REALTY

Deeded Acres: 151 +/- acres

Property Location: From Newport, Nebraska 6 miles North on Hwy 137 to Road 887 then 1 mile east and ½ mile north on 459th Ave, property on East side of road

Legal Description: NW ¼ Section 3, Township 31N, Range 17 West, Rock County, Nebraska

Property Description: Here's an attractive irrigated quarter offering flat lay with great county road access. This tract of land has an eight tower T&L Pivot with a plentiful water supply feeding from Ash Creek.

Equipment List: T & L Pivot-8 tower
Berkley Pump
River Screen
Isuzu 3CE1-4GZG1 Engine-Serial # 002201
Isuzu 6BG1TQW Engine-Serial # 140253

Prominent Soils: Oneill sandy loam
Pivot loamy sand
Simeon-Valentine sands

FSA Information: Cropland 144.21
Corn Contract Acre Base 113.90
Soybean Contract Acre Base 24.30

PVC Yield Corn 115
Soybean 33

Real Estate Taxes: 2022 --\$4,938.82

Price: Offered at \$5300 per Acre Property available for 2024 farming season

Seasons 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. Seasons Realty is not responsible for errors or omission.

Angie Primrose

REAL ESTATE AGENT

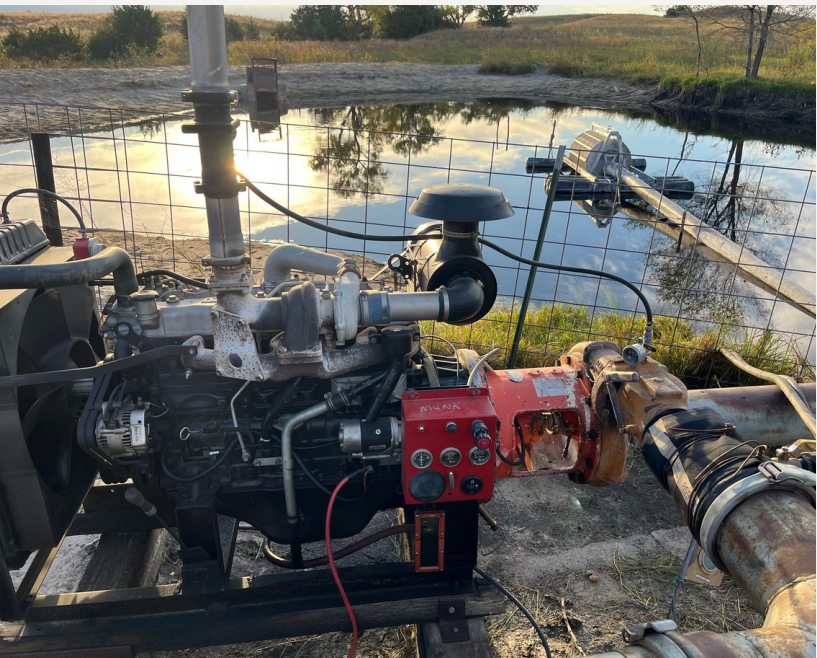


SEASONS REALTY

402.741.0402

ANGIEMPRIMROSE@GMAIL.COM

WWW.NESEASONSREALTY.COM



Angie Primrose

REAL ESTATE AGENT

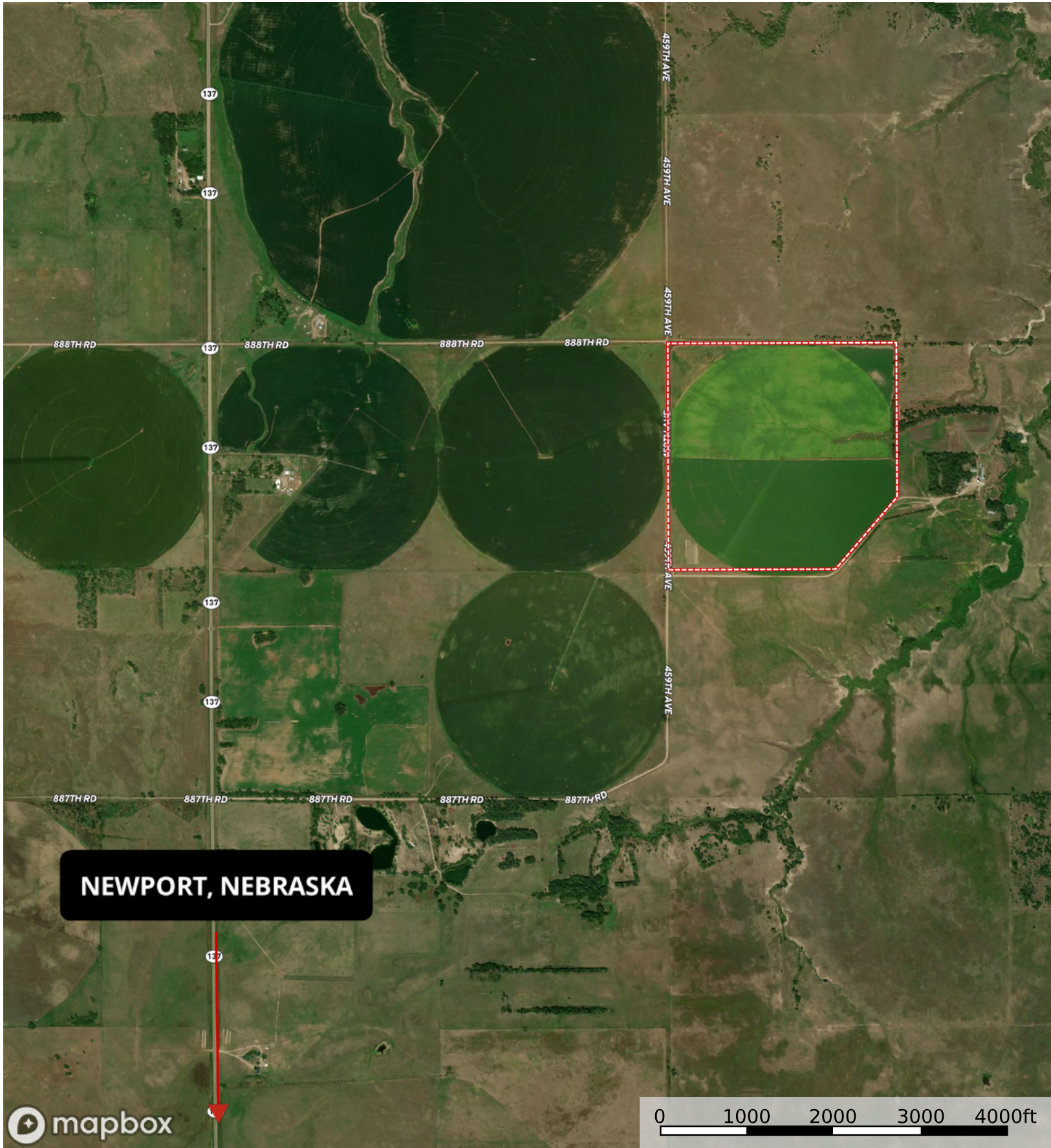


SEASONS REALTY

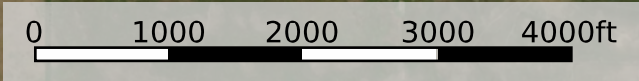
402.741.0402

ANGIEMPRIMROSE@GMAIL.COM

WWW.NESEASONSREALTY.COM

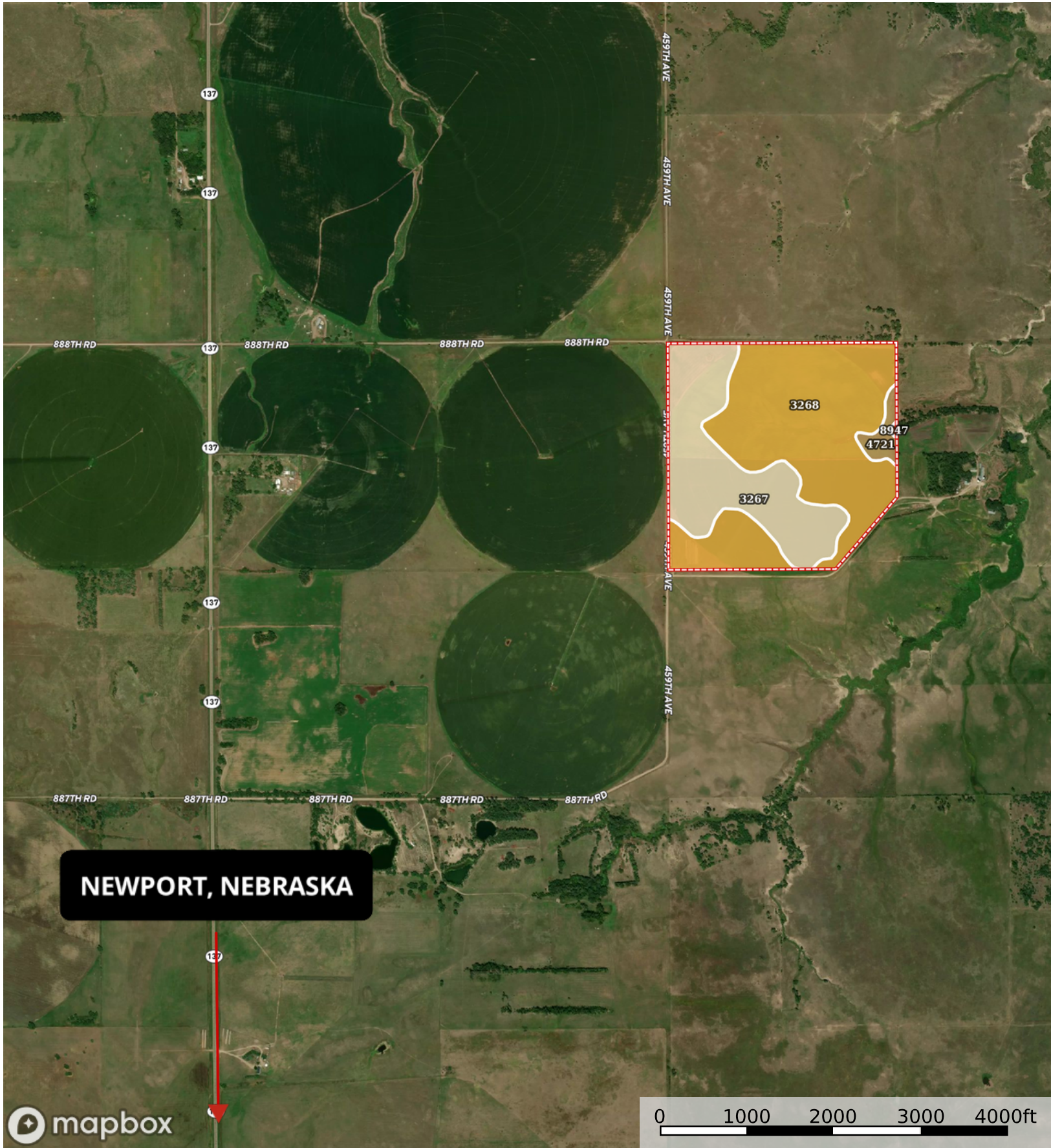


NEWPORT, NEBRASKA

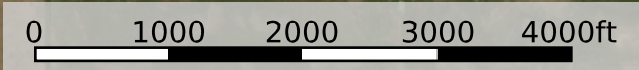


mapbox

→ Direction □ Boundary



NEWPORT, NEBRASKA



mapbox

→ Direction □ Boundary

Boundary 151.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
	3268Oneill sandy loam, 2 to 6 percent slopes	92.8661	230334e			
	3267Oneill sandy loam, 0 to 2 percent slopes	54.1356	70333e			
	4721Pivot loamy sand, 0 to 3 percent slopes	4.4829	50234e			
	8947Simeon-Valentine sands, 11 to 60 percent slopes, eroded	0.2101	14086s			
5(*)	TOTALS 151.6	100%	32.67	3.65		

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

