



For Sale



155 +/- ACRES
ROCK
COUNTY, NEBRASKA



Angie Primrose

REAL ESTATE AGENT

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SEASONS REALTY

Deeded Acres: 155 +/- acres

Property Location: From Newport, Nebraska 6 miles North on Hwy 137, property on East side of Hwy 137

Legal Description: SW ¼ Section 4 Except HWY 155 AC, Township 31N, Range 17 West, Rock County, Nebraska

Property Description: Here's an attractive dryland quarter located 6 miles North of Newport, Nebraska. This tract of land offers excellent hay or crop production, with great highway access. An easement to an irrigation well in the southeast corner of the farm ground is in place.

Prominent Soils: Jansen loamy sand
Pivot-Valentine complex
Vetal loam

FSA Information: Cropland Acres 110.47

Real Estate Taxes: 2022 --\$1,413.96

Price: Offered at \$589,000 or \$3800 per Acre. Full possession available for 2024 crop 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 not responsible for errors or omission.

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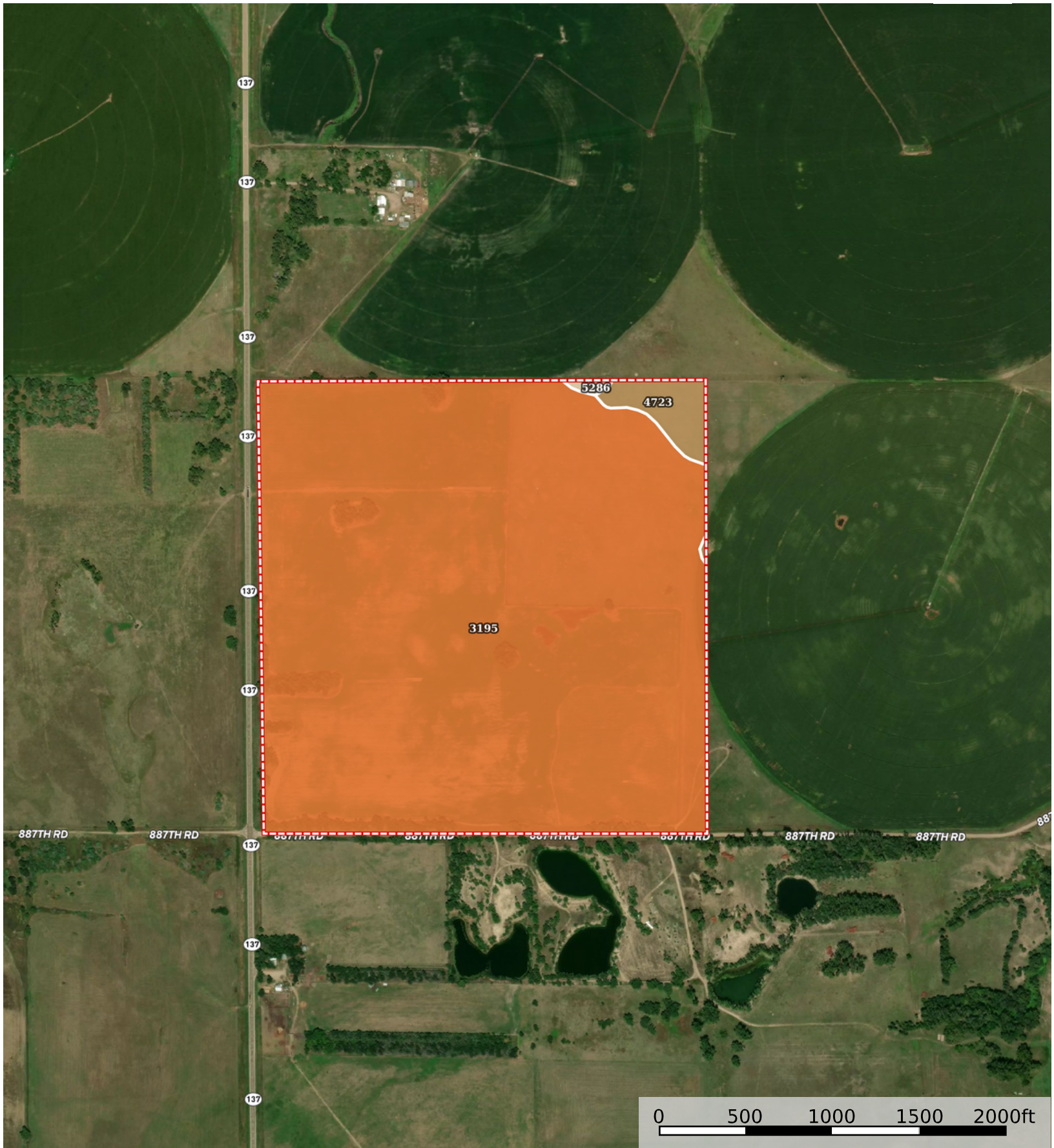



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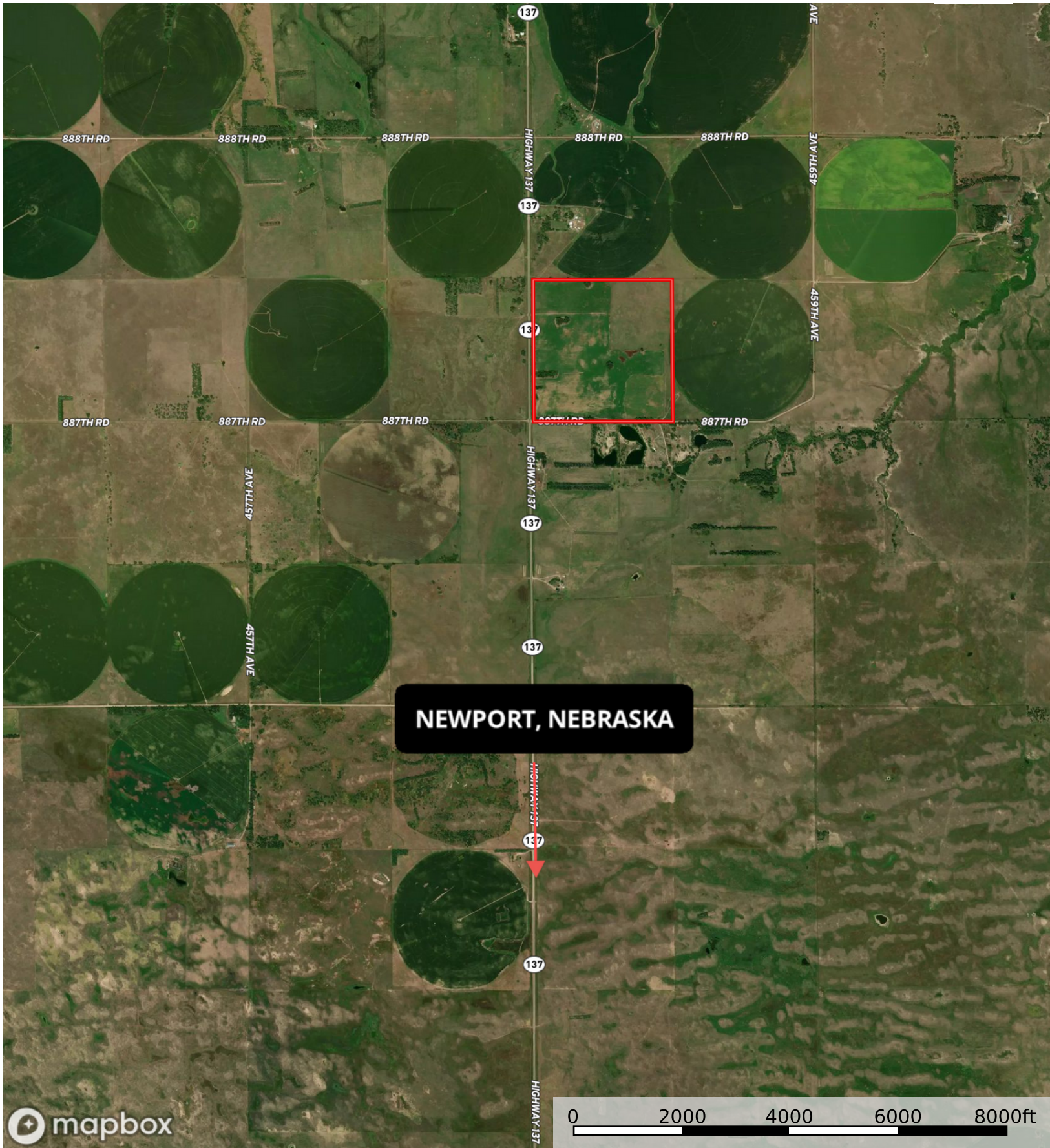
 Boundary

Boundary 154.83 ac

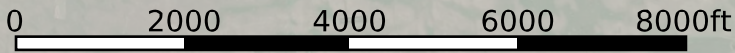
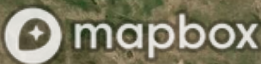
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3	3195Jansen loamy sand, 0 to 2 percent slopes	150.597	97.220304e			
	4723Pivot-Valentine complex, 0 to 9 percent slopes	3.942	2.540234e			
	5286Vetal loam, 1 to 3 percent slopes	0.360	2.30542e			
3(*)	TOTALS 154.83	100%	29.884.0			

(*) 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.





NEWPORT, NEBRASKA



➔ Direction ◻ Boundary