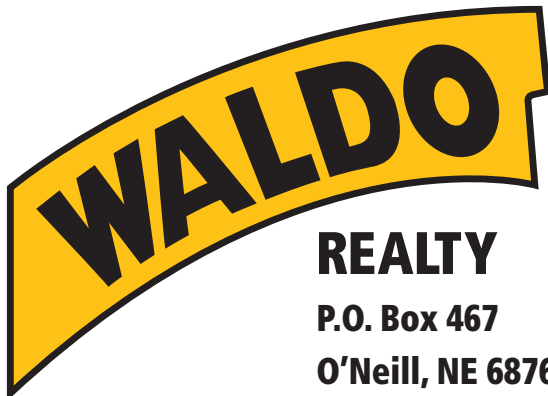




2,040 +/- Acres

Rock County, Nebraska



REALTY
P.O. Box 467
O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

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DEEDED ACRES: 2,040 +/- Acres

PROPERTY LOCATION: From Bassett, NE, 8 miles South on Hwy #183 then 6.5 miles East on the WPA Blacktop road to the West portion of the subject property.

LEGAL DESCRIPTION: SW1/4 Section 18, Township 29N, Range 17; N1/2, NE1/4 SE1/4 Section 34; All of Section 26; S1/2 NW1/4, NE1/4, SW1/4 SE1/4 Section 27; SE1/4, SW1/5 Section 29, Township 29N, Range 18, All West of the 6th P.M., Rock County, Nebraska.

PROPERTY DESCRIPTION: This ranch consists of approximately 900 acres of sub-irrigated and 2nd bench meadow along with six sandhill pastures with excellent livestock winter protection. The headquarters are accessed by the WPA blacktop road. Primary water source is submersible wells, windmills and a natural flow spring.

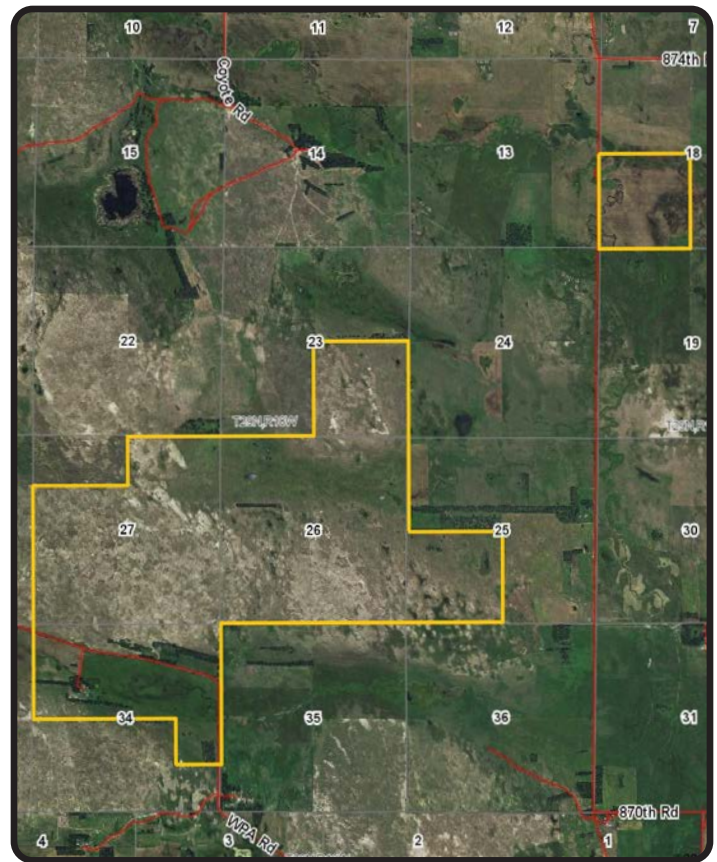
IMPROVEMENTS: A modest 1,260 sq. ft. main floor with 1,008 sq. ft. basement and several outbuildings will be protected by mature shelter belts.

REAL ESTATE TAXES: \$15,183.58

PRICE & TERMS: \$2,560,000.00 Cash.

Subject to a verbal lease with a family member thru 3-1-2017.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



Boundry lines are for visual aid only.

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