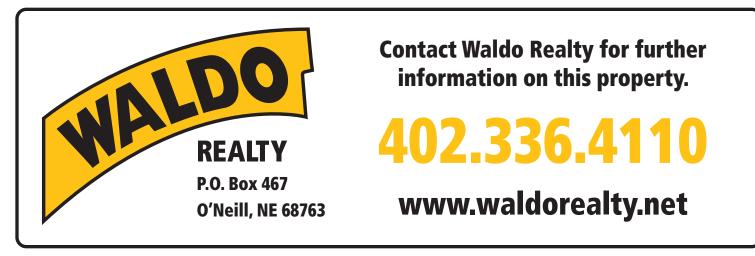


## **2,160 +/- Acres** Rock County, Nebraska



Farms - Ranches - Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

## DEEDED ACRES: 2,160 +/- Acres

**PROPERTY LOCATION:** The property is located 24 Miles south of Newport, NE or 10 miles Northeast of Rose, NE. (See Plat Map)

**LEGAL DESCRIPTION:** S1/2 Section 3; SE1/4, E1/2 SW1/4 Section 4; All Section 9; All Section 10; W1/2 Section 11, All in Township 26N, Range 18 West of the 6th P.M., Rock County, Nebraska.

**PROPERTY DESCRIPTION:** The property offers an outstanding set of solid sandhill pastures with warm and cool season grasses. Well watered by 4 windmills, 2 solar powered submersible wells and 4 shallow ponds in each of the 4 cross-fenced pastures. Load in/out corrals are located 2 miles on a County maintained road lying East of the property. We believe it to be some of the best sandhill pasture Waldo Realty has offered for sale for quite some time. (Showings available upon request.)

**CARRYING CAPACITY:** 250 cow/calf pair for 5 month grazing season. (Cattle Care is available)

**REAL ESTATE TAXES:** Approximately \$9,675.00

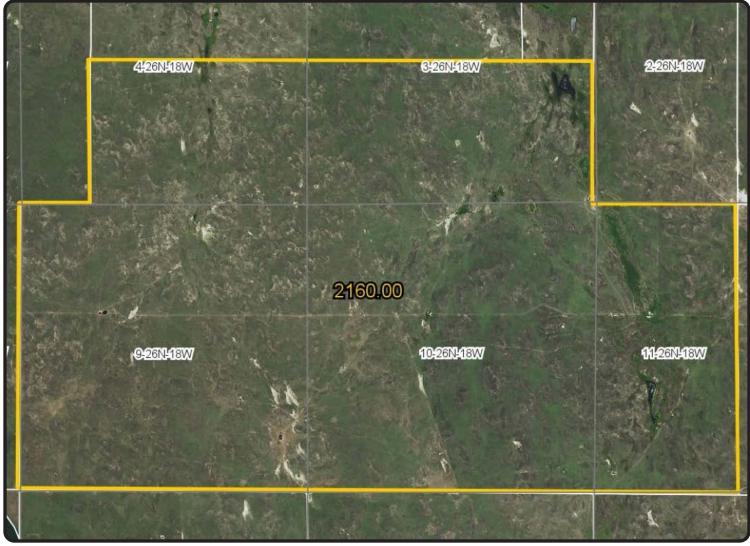
**PRICE & TERMS:** \$2,354,400.<sup>00</sup> Cash. Subject to seller completing a 1031 tax deferred exchange.





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DALE E. & JACOUE A. SYBRANT 14	NE GAME	NE GAME & PARKS COMM B ALLENE ALLENE	NEW FRONTIER INVESTMENT	BD. OF ED. LANDS & FUNDS	NELLYS STIBILANT	14 ELMER L & MILORED I HARLAN	13 DZ	
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KENT L. & FAYE A SMITH tres 26	KYLE W A SYBRANT 25 PAUL D DUNLAP	30	KYLE W. & SHEILA SYBRANT 20 NOVCE MEDZEL	28 Retreason	27 ROVCE STOLEN	26 CHURLESE & ANNIN SWW bus	25 ARLO & ESTHER R STREAM	10 00 00 10 10 00 00 00 00 00 00 00 00 0
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RANDY A. HOFF etal 11 ALLEN E. KELLEY	FRED MAYES 12	7 AAFAB INC.	8	THE STEWART RANCH INC. 9	10	8	C.W.& C.A. MOF- FETT	CATH CATH MOTT
	ALLEN E. KELLEY 13 MICHAELH. &	18	JAMES L WELLS etux 17	BD. OF ED. LANDS & FUNDS 16	JOE R. 8 WILMA J. ANDREWS 15	BETTY & RONALD MARCELLUS 14 COURTNEY &	MICHAELS DEBRA NOLLES 13	RAN BE IRE NO Tres

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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