



**FOR SALE**

**2,160 +/- 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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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)

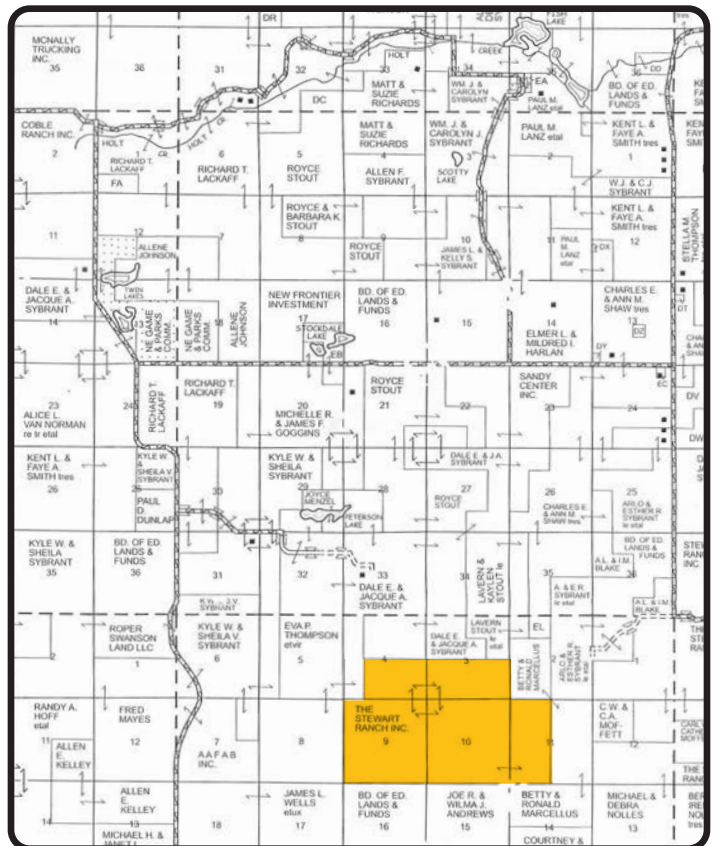
**LEGAL DESCRIPTION:** S1/2 Section 3; SE1/4, E1/2 SW1/4 Section 4; All Section 9; All Section 10; W1/2 Section 11, All in Township 26N, Range 18 West of the 6th P.M., Rock County, Nebraska.

**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)

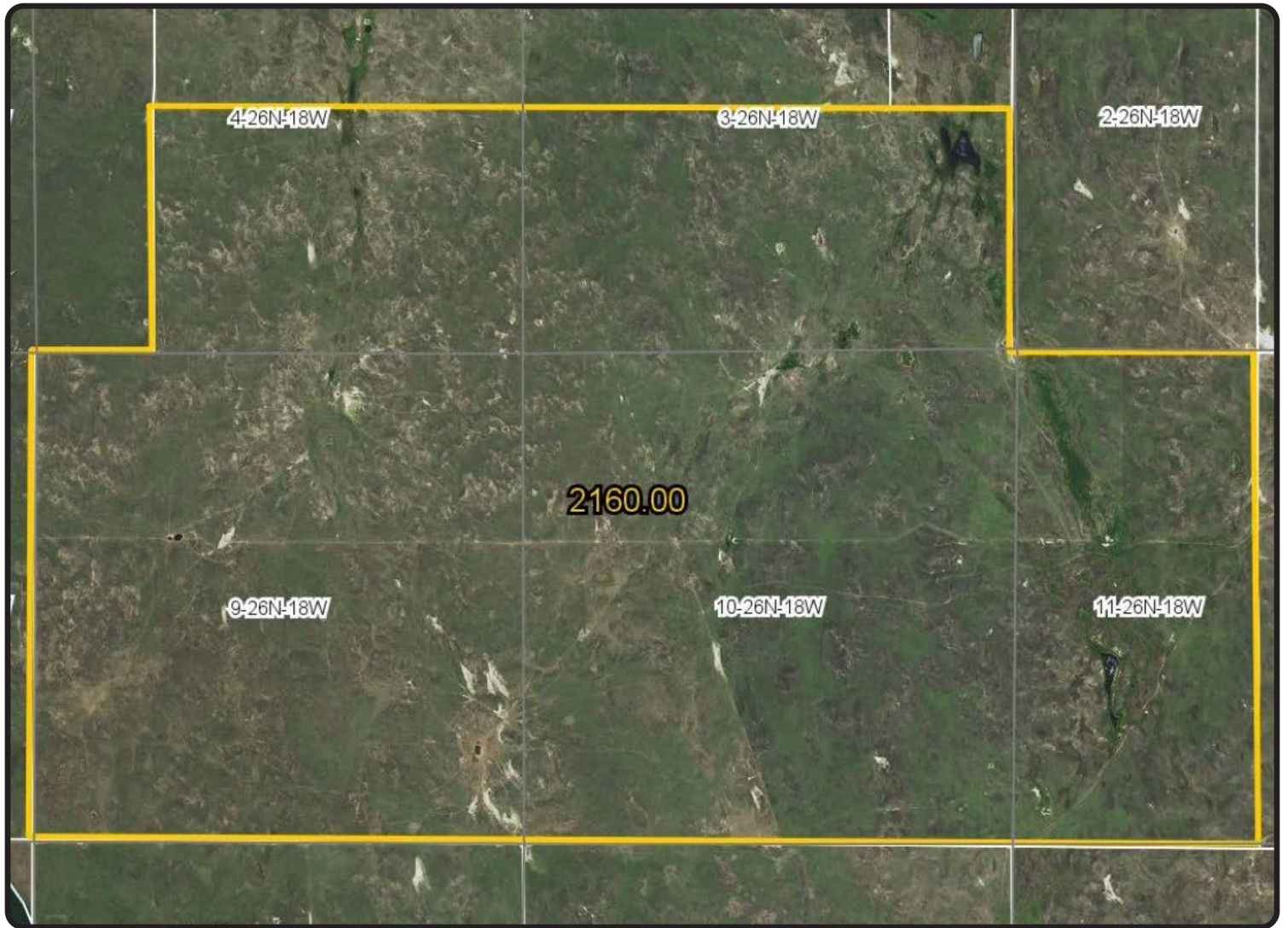
**REAL ESTATE TAXES:** Approximately \$9,675.00

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



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





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