



RECREATIONAL PROPERTY

164 +/- ACRES
ROCK COUNTY, NEBRASKA



Offering an exquisite parcel of 164 +/- acres in an unrivaled location for recreational enthusiasts. Don't miss out on this golden opportunity to embrace nature's beauty and create everlasting memories. Make this remarkable property yours today!



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Rock05



PROPERTY DETAILS

OFFERED AT - \$350,000.00

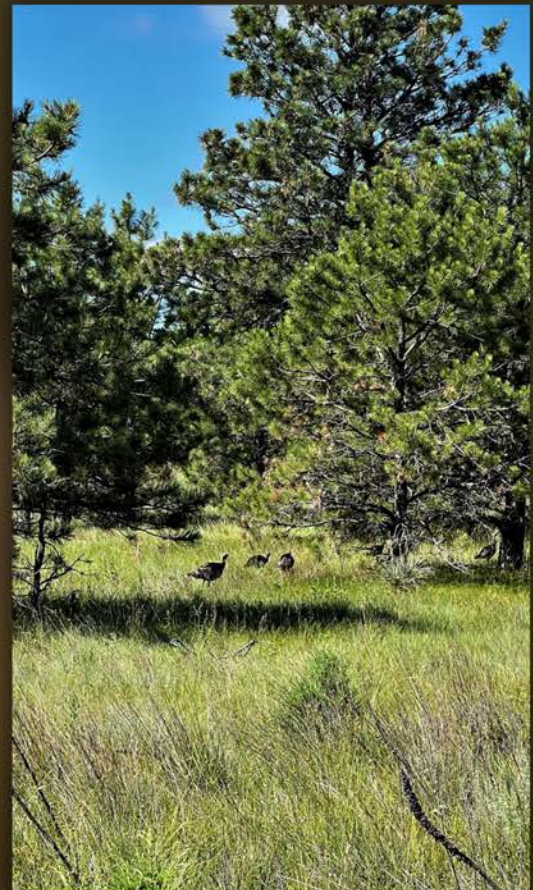
ESTIMATED PROPERTY TAXES - \$641.90



Situated in the lap of nature, this stunning property is blessed with the serenading presence of the Long Pine Creek flowing gracefully to the north, along with a captivating small stream that meanders through the northwestern section of the land, accentuating the scenic beauty.

Nature lovers will revel in the abundant wildlife that calls this haven home as the property is heavily populated with whitetail deer, mule deer, wild turkey, and if you're fortunate enough, you may even encounter the occasional elk traversing through this natural paradise.

- Seller graciously offers the opportunity to acquire the property through a land contract. The enticing option allows you to embark on your dream of owning this remarkable piece of land while providing flexibility and ease in the process.





Legal Description:

Half (1/2) Northwest Quarter (1/4) East of Road Section Nine (9) Township Thirty-One (31) North Range Twenty (20) West of the 6th P.M. 67 +/- Acres in Rock County Nebraska.

Northwest Quarter (1/4) Southwest Quarter (1/4), South Half (1/2) Southwest Quarter (1/4) East of Road Section Four (4) Township Thirty-One (31) Range Twenty (20) West of the 6th P.M. 74 +/- Acres in Rock County, Nebraska.

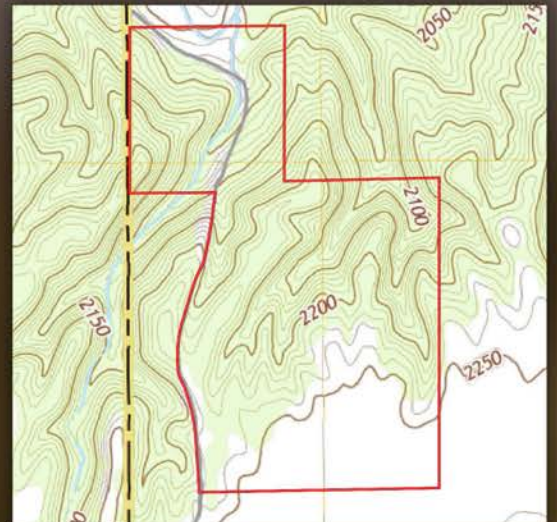
Part of the West Half (1/2) Southwest Quarter (1/4) West of Road Section Four (4) Township Thirty-One (31) North Range Twenty (20) West of the 6th P.M. 23 +/- Acres in Rock County Nebraska.
(Final legal description will be per survey)



Location:

From Long Pine, NE - Head north on State Highway 9A for 0.5 miles. Turn right onto US Highway 20 and travel east for 1.3 miles. Turn left and travel north on 440th Ave. for 9.5 miles. The property will be on the east side of the road.

PROPERTY MAPS & PHOTOS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
4880	Valentine-Simeon complex, 9 to 40 percent slopes, eroded	77.59	46.88	0	8	7e
4706	McKelvie-Longpine-Ronson complex, 17 to 70 percent slopes	46.21	27.92	0	3	7e
3267	Onell sandy loam, 0 to 2 percent slopes	24.25	14.65	0	33	3e
4721	Pivot loamy sand, 0 to 3 percent slopes	8.77	5.3	0	23	4e
2350	Inavale-Barney complex, channeled, occasionally flooded	8.67	5.24	0	15	6w
TOTALS		165.49(*)	100%	-	11.43	6.2

(*) 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.

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