**310 Acres +/- Antelope Co. Farmland & Pasture TRACT #2**
**Rural 869th Rd AND 521ST Ave**
**Royal, NE 68773**

**$2,075,000**
**310± Acres**
**Antelope County**









**MORE INFO ONLINE:**

**https://mossyoakproperties.com/**

## SUMMARY

**Address**
Rural 869th Rd AND 521ST Ave

**City, State Zip**
Royal, NE 68773

**County**
Antelope County

**Type**
Farms

**Latitude / Longitude**
42.419919 / -98.085686

**Acreage**
310

**Price**
$2,075,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

**310 Acres +/- Antelope Co. Farmland & Pasture TRACT #2**

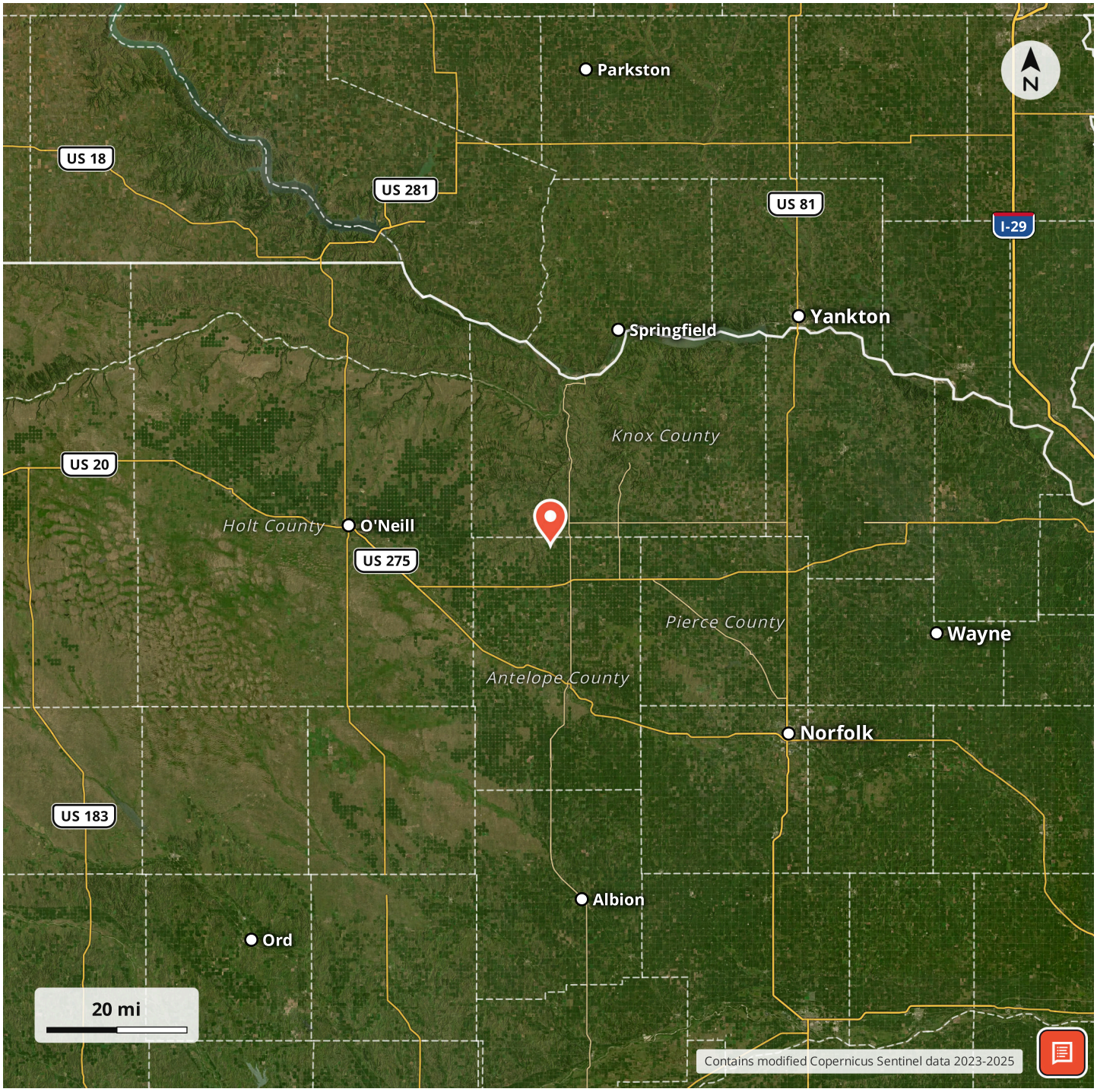
**Contact Dan Rohrer** 402-841-1360 **Description:** This is a predominately irrigated Antelope County farm consisting of a 137 acre +/- pivot with electric well #G-067155 registered at 700 gpm; a smaller 49 acre +/- pivot with electric well #G-120461 registered at 275 gpm.; approximately 40 dryland acres; 55 pasture acres; and a 7 acre hay meadow. Both center pivots are 7 tower electric Zimmatic systems. The farm has excellent road access and nearly level to gently rolling topography on the cropland acres. The larger south pivot consists of productive Trent and Bazile loam soils. The smaller north pivot has a combination of Bazile loam and Valentine-Simeon complex soil types. The pasture is cross fenced, has a submersible stock well with tank site, a seasonal flowing stream, and significant portions of updated fencing. The property has excellent road access for transporting grain and cattle. An additional 156 acres (Tract #1) is also available directly across the road to the south. ***The farm is leased for the 2026 growing season, therefore possession and closing will be scheduled for November 2026. Call for complete details!*** **Price:** $2,075,000 ($6,693/acre) **Legal Description:** W 1/2 of 12-28N-7W, Antelope Co., NE, less building site previously surveyed off **Directions:** From the intersection of Hwy. 14 and 868 Rd. (southwest of Creighton, NE), take 868 Rd. 2 1/2 miles west. **2025 Taxes:** $ 10,540.58 ($34/acre) Tax ID#616600 & 616900



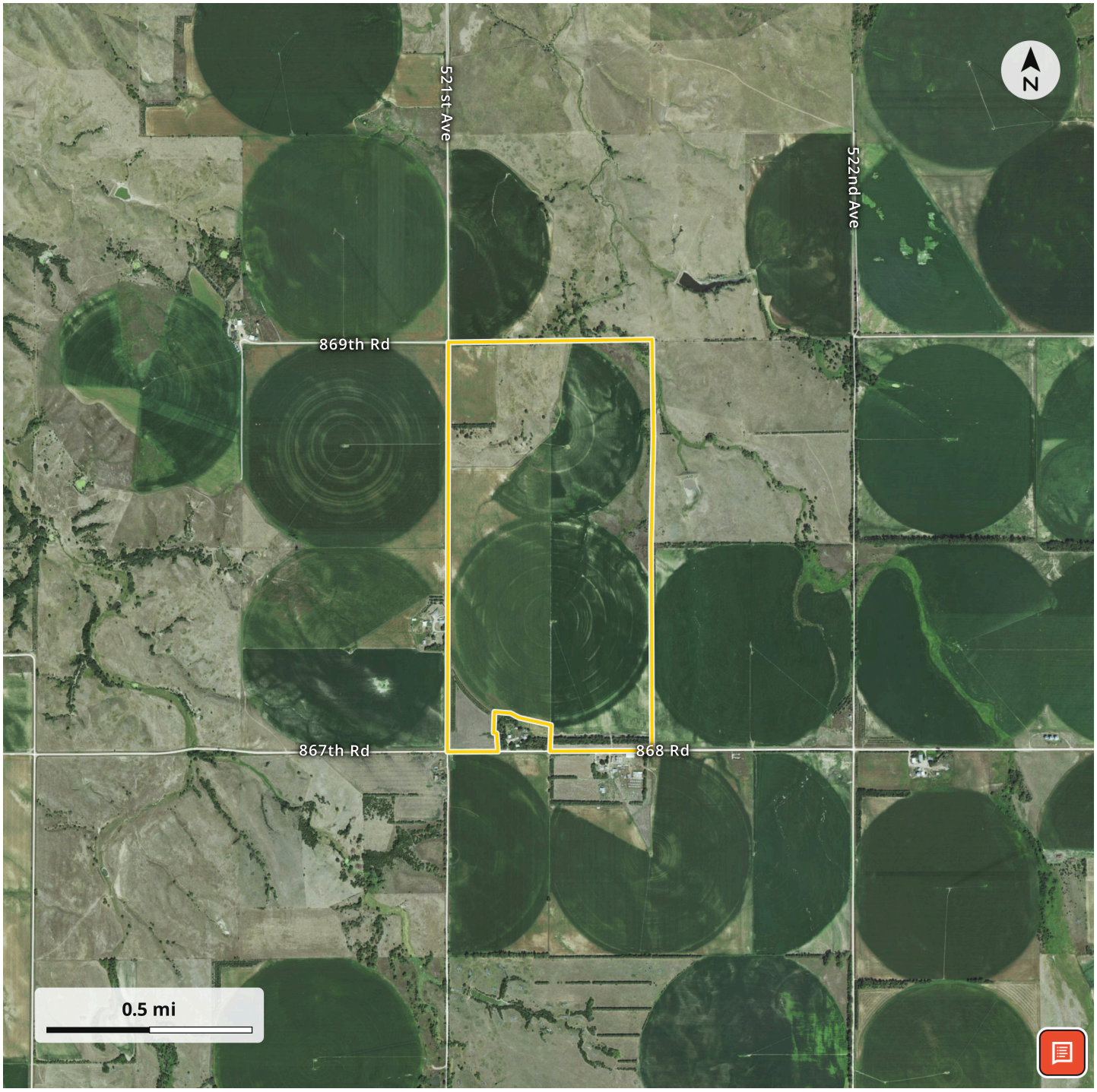





# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

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## NOTES

**NOTES**

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