

156.84 Acres +/- Antelope Co. Irrigated Farmland w/
Improvements TRACT #1
52160 868 Rd
Royal, NE 68773

\$1,325,000
156.84± Acres
Antelope County



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Royal, NE / Antelope County**

SUMMARY

Address

52160 868 Rd

City, State Zip

Royal, NE 68773

County

Antelope County

Type

Farms

Latitude / Longitude

42.406895 / -98.079215

Dwelling Square Feet

1,552

Bedrooms / Bathrooms

2 / 1

Acreage

156.84

Price

\$1,325,000



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Royal, NE / Antelope County**

PROPERTY DESCRIPTION

**156.84 Acres +/-
Antelope Co. Irrigated Farmland w/ Improvements
TRACT #1**

Contact Dan Rohrer, Broker (402)841-1360

Description:

Here is a diversified Antelope County irrigated farm consisting of approximately 112 irrigated acres, 21 dryland acres and a sprawling farmstead designed for livestock production. Improvements include a single story home, a large Morton machine shed (46'x125'), numerous older barns, garages, storage sheds, (5) grain bins, and several large cattle yards. The main level of the home offers (2) bedrooms, 1 1/2 bathrooms, a large living room, a nice kitchen with pantry and eat-in dining area, a huge laundry/utility room, and much more. The partially finished full basement consists of (3) non-conforming bedrooms, a large family room, 3/4 bathroom, second kitchenette/bar area, and abundant storage throughout. The home has a propane furnace, central a/c, and updated vinyl windows. The building site and livestock facilities have excellent wind protection in all directions from large established shelterbelts. Irrigation improvements include a 7 tower Zimmatic center pivot with electric well #G-054185 registered at 450 gpm. The farm has excellent road access, nearly level topography, and predominantly Bazile and Loretto loam soils. An additional 310 acres (Tract #2) is also available directly across the road to the north.

The farm is leased for the 2026 growing season, therefore possession and closing will be scheduled for November 2026. Call for full details!

Price: \$1,325,000 (\$8,448/acre)

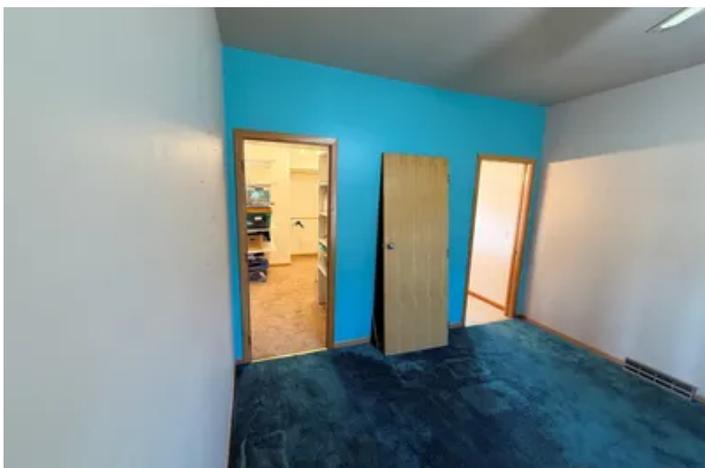
Legal Description: E 1/2 of the NW 1/4 and the W 1/2 of the NE 1/4, All in 13-28N-7W, Antelope Co., NE

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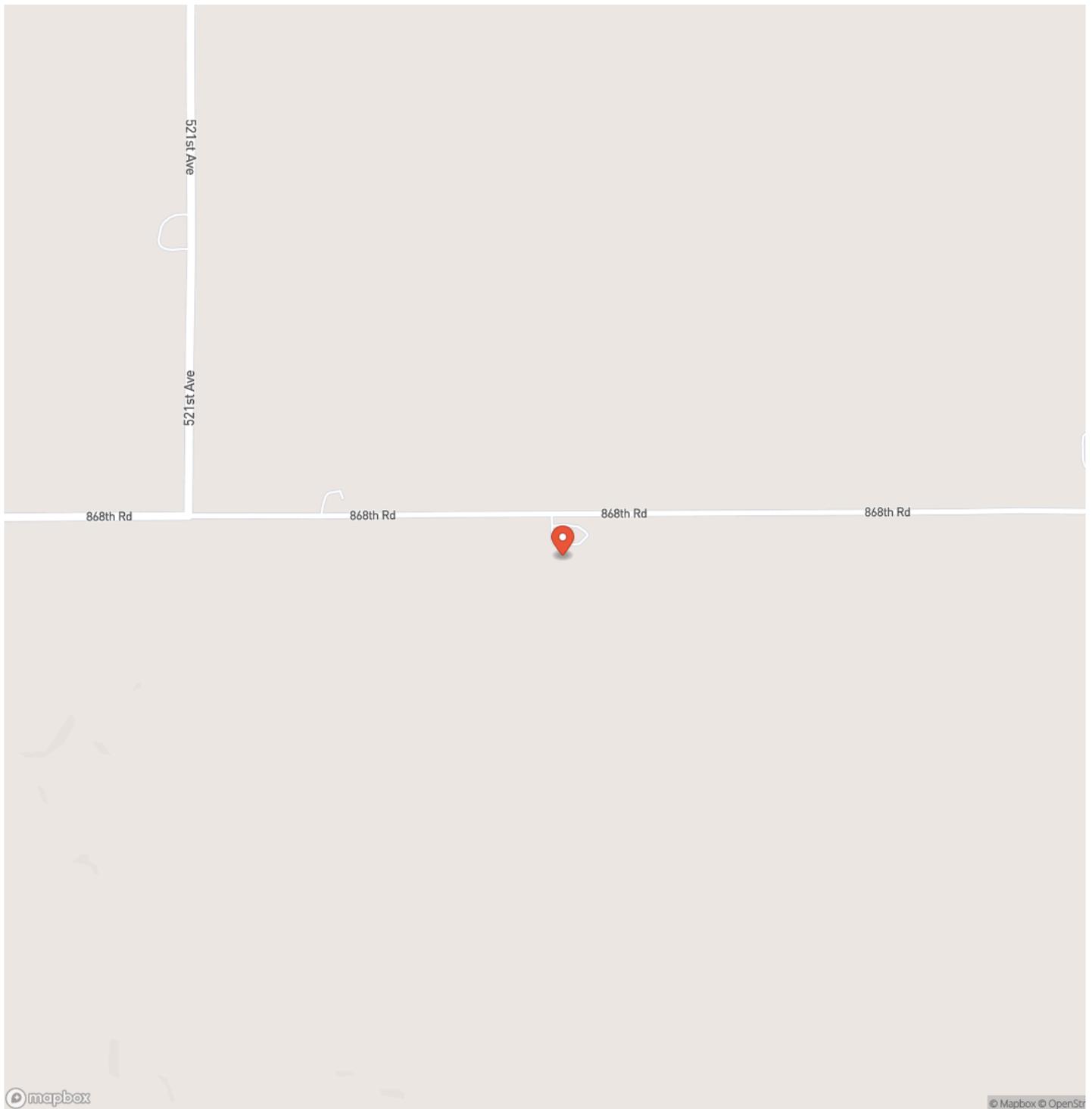
Directions: From the intersection of Hwy. 14 and 868 Rd. (southwest of Creighton, NE), take 868 Rd. 2 1/2 miles west.

2025 Taxes: \$ 7,222.72 (\$46.05/acre) Tax ID#617200

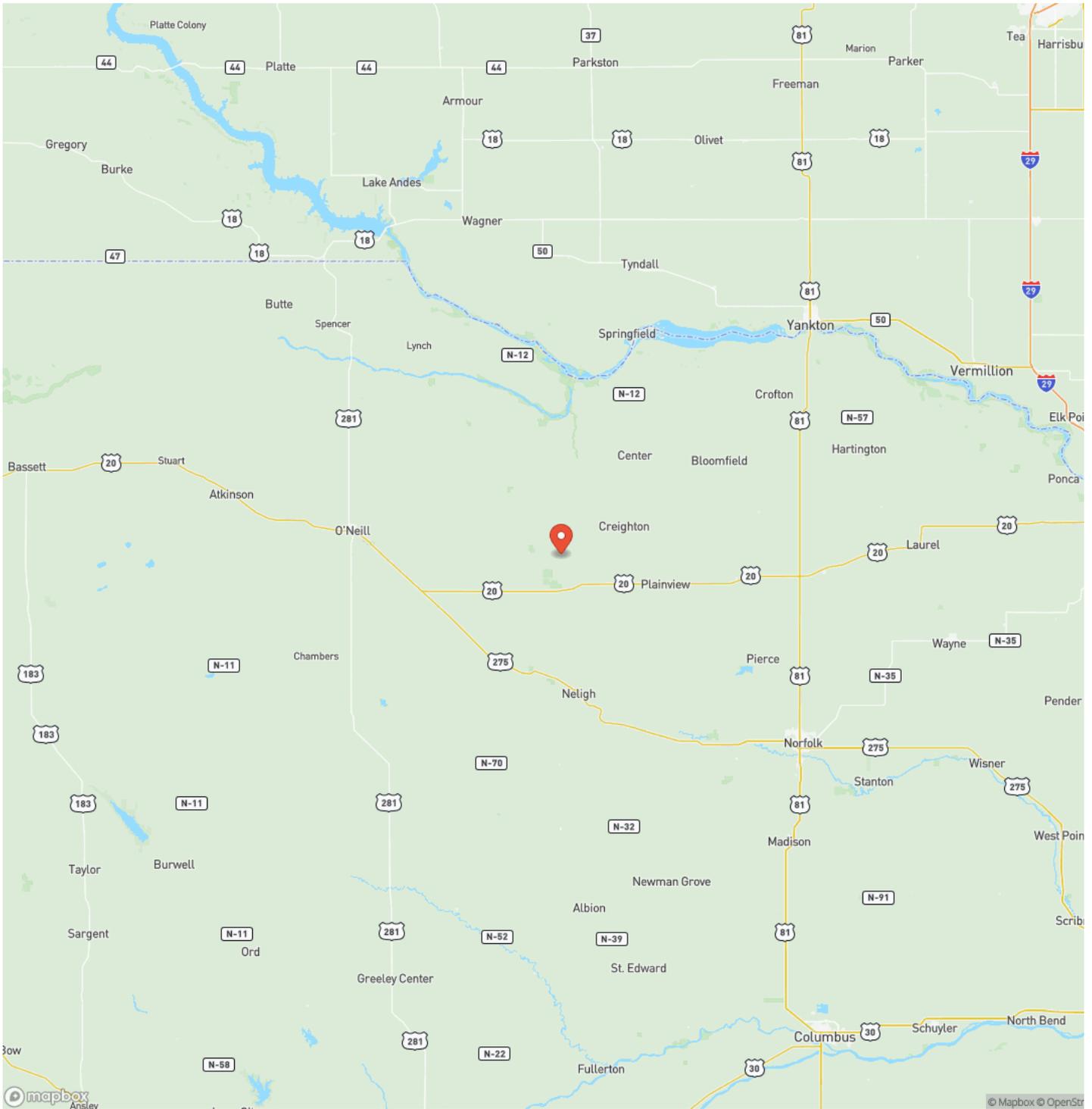
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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