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







MORE INFO ONLINE:

https://mossyoakproperties.com/

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 / 1.5

Acreage
156.84

Price
$1,325,000

Property Website
www.mossyoakproperties.com







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, centra 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 **Address:** 52160 868 Rd., Royal, NE 68773 **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





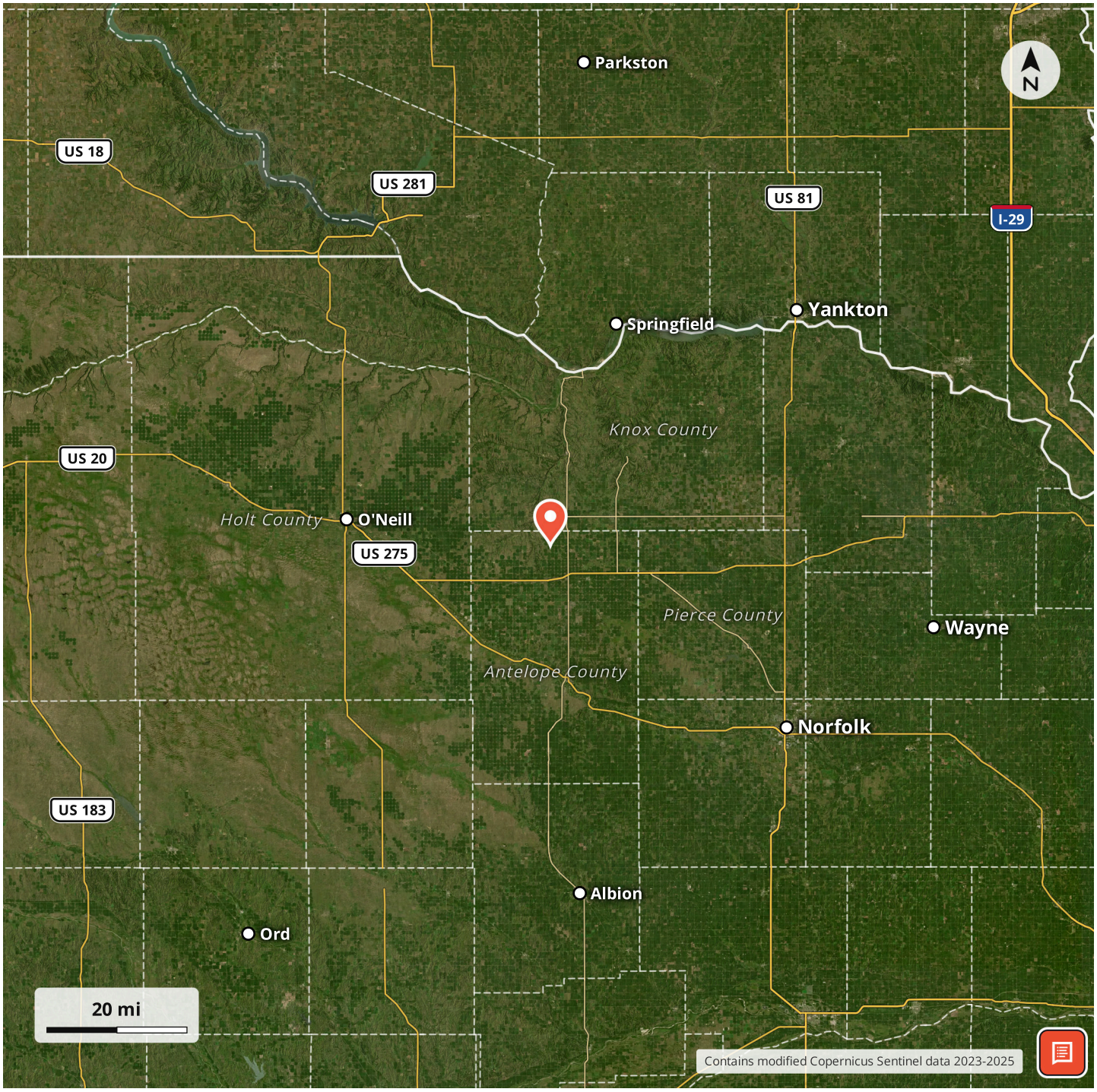








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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