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# LAND FOR SALE

274.93 ± Acres, Merrick County, Nebraska

OFFERED AT

**Tract 1:** \$1,650,300  
or \$10,000/acre

**Tract 2:** \$472,570  
or \$4,300/acre.

## Highlights:

- Highly productive pivot irrigated farmland
- Excellent access - 1/2 mile off Highway 30
- Great wildlife habitat



For additional information, please contact:

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# Property Information

## Directions to Property:

From Silver Creek, 2 miles east on Highway 30, then north 1/2 mile on 36th Road.

## Legal Description:

Tract 1 Southeast Quarter Section 23.  
Tract 2 Northeast Quarter of Section 23 less a 51 acre tract all in Township 16 North, Range 3 West, Merrick County, Nebraska.

## Property Description:

Tract 1 is 165.03 +/- acres. Highly productive, pivot irrigated farmland. 2022 Zimmatic pivot nozzled at 550 gpm. 141 +/- irrigated acres. Tract 1 has 5 wells, 3 are connected to pivot other 2 are not currently in use. Tract 2 is 109.9 +/- acres dry crop land and grass and trees. Prairie Creek runs through tract. Excellent wildlife habitat and cropland adds rental income.

## Improvements:

Tract 1 pivot irrigation system, pumps, motors and 2 small sheds.

**Taxes:** \$10,614.36

## Farm Data:

Tract 1:	
Cropland	147.38 acres
Non-crop	4.16 acres
Timber	2.71 acres
Other	9.78 acres
<u>Buildings</u>	<u>1 building</u>
Total	165.03 acres

Tract 2:	
Cropland	78.69 acres
Timber	17.41 acres
<u>Other</u>	<u>13.80 acres</u>
Total	109.90 acres

## FSA Information:

Tract 1:	Base	Yield
Corn	147.38 acres	138 bushels

\*Farm will be reconstituted by FSA after closing

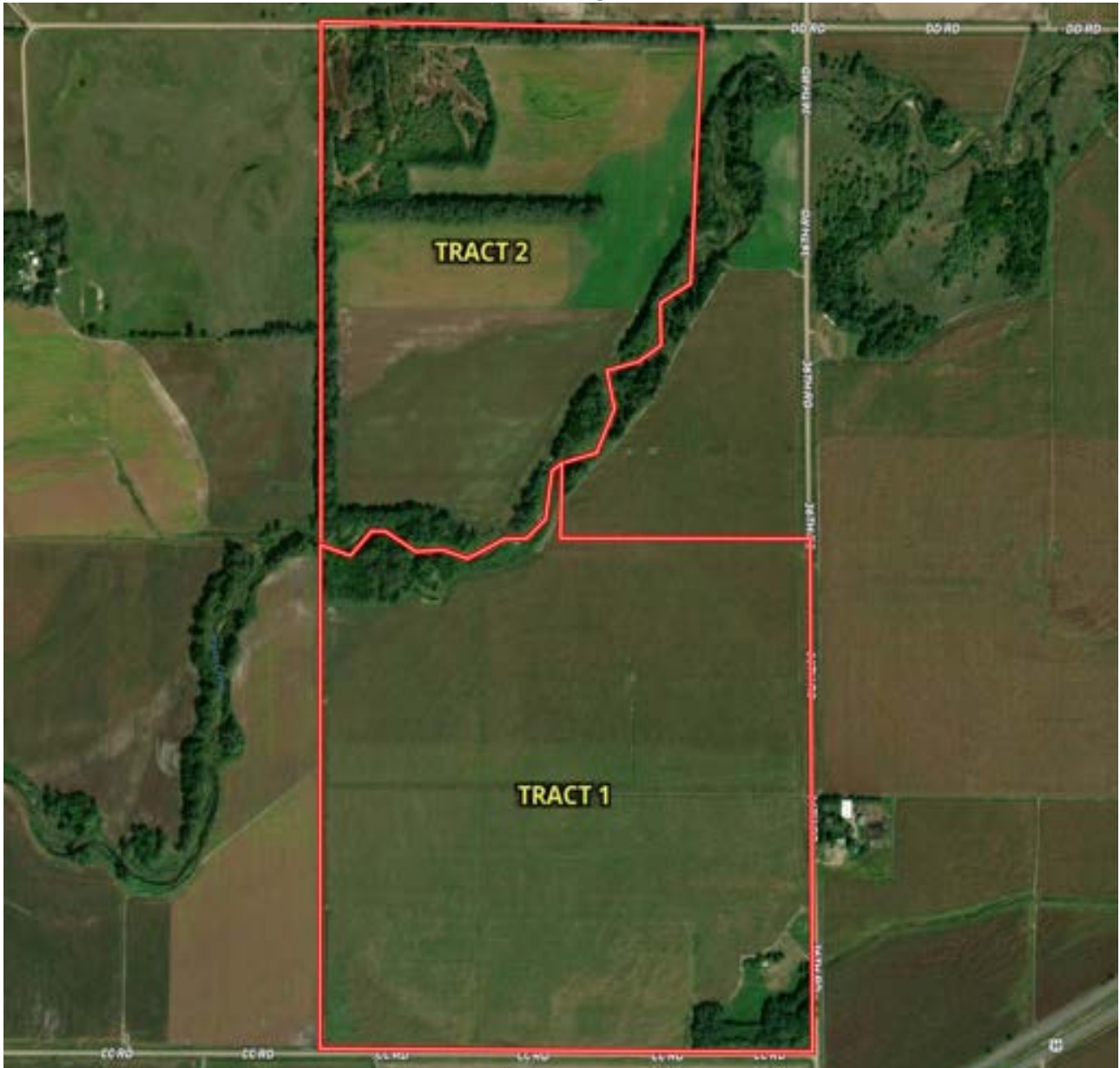
Tract 2:	Base	Yield
Corn	56.26 acres	138 bushels
Wheat	18.05 acres	33 bushels

\*Farm will be reconstituted by FSA after closing

## Property Location Map



### Aerial Map



### Tract 1 Soil Map



### Tract 2 Soil Map

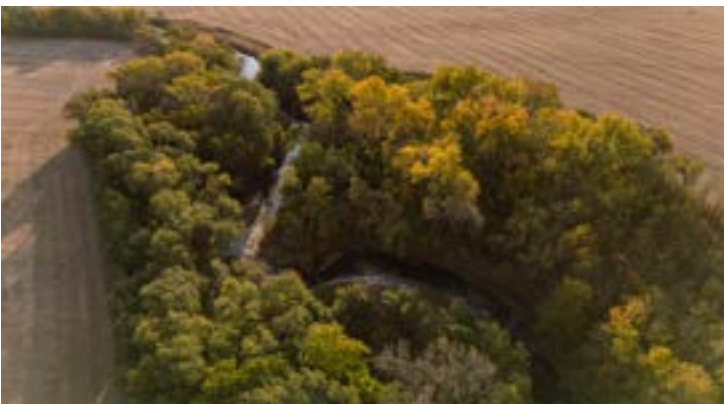


### Tract 1

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8520	Merrick loam, rarely flooded	107.9 9	66.44	0	77	1
8530	Novina fine sandy loam, rarely flooded	30.43	18.72	0	59	2w
8403	Alda loam, occasionally flooded	12.99	7.99	0	37	3w
8571	Platte-Gothenburg complex, channeled, frequently flooded	6.38	3.93	0	13	7w
1022	Caruso-Gayville complex, 0 to 1 percent slopes	4.74	2.92	0	51	2w
TOTALS		162.5 3(*)	100%	-	67.16	1.61

### Tract 2

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4646	lpage loamy fine sand, 0 to 3 percent slopes	35.68	32.2	0	33	4e
8531	Novina sandy loam, rarely flooded	32.74	29.55	0	59	2w
4527	Els loamy fine sand, 0 to 3 percent slopes	20.67	18.66	0	35	4w
8571	Platte-Gothenburg complex, channeled, frequently flooded	16.73	15.1	0	13	7w
4654	lpage-Els loamy fine sands, 0 to 3 percent slopes	4.99	4.5	0	33	4e
TOTALS		110.8 1(*)	100%	-	38.04	3.86







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