



PASTURE FOR SALE

163.11 +/- ACRES

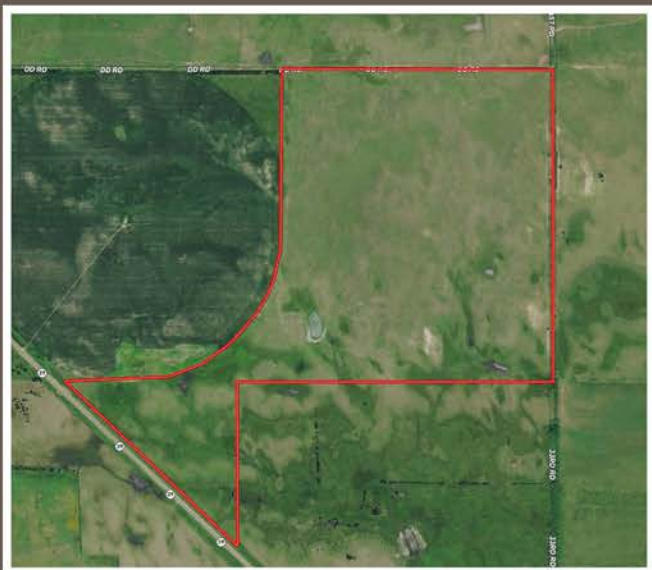
MERRICK COUNTY, NE

OFFERED AT \$612,000



159.61 +/- PASTURE ACRES | 3.5 +/- OTHER ACRES

This is a nice laying tract of pasture grass that will run 38 pair on an average year. If the soaring cattle prices have you wanting to purchase a tract of grass to call your own, take a look at this property! Conveniently situated just off Highway 39, it features good fences, a solar-powered well, and is open for the 2025 season.



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PROPERTY DETAILS

PROPERTY TAXES - \$2,132.30

FENCES

GOOD SHAPE 4 WIRE

CATTLE EQUIPMENT

SOLAR POWERED CATTLE WATERER

LEGAL DESCRIPTION

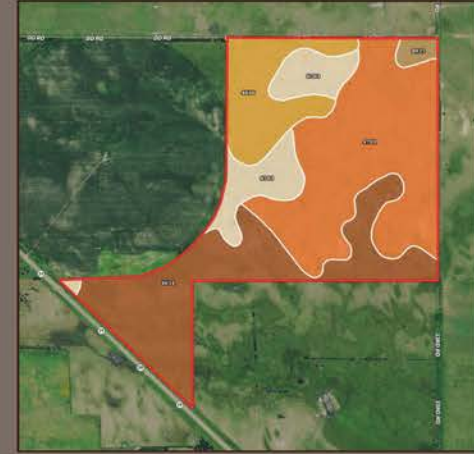
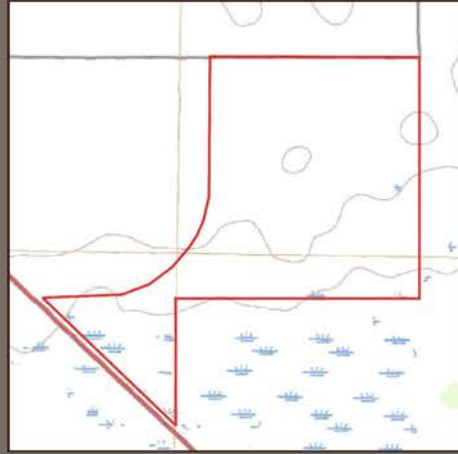
NE1/4 TRACT 1 & TRACT 3 IN SW1/4 NO. OF HWY.#39 SECTION 20, TOWNSHIP 16 NORTH, RANGE 3 WEST

PROPERTY DIRECTIONS

FROM SILVER CREEK GO TO THE WEST END OF TOWN ON HIGHWAY 30 AND TURN AND TAKE HIGHWAY 39 ROUGHLY 3 MILES NORTH TO DD ROAD. TAKE THIS MINIMUM MAINTENANCE ROAD EAST FOR ROUGHLY 1/2 MILE. THE ENTRANCE FOR THIS PROPERTY WILL BE LOCATED TO THE SOUTH OF THIS POINT.



ALL MINERALS RIGHTS OWNED BY SELLER, IF ANY, CONVEY TO BUYER



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4791	Valentine fine sand, 3 to 9 percent slopes	69.13	40.46	0	24	6e
4654	Ipaga-Els loamy fine sands, 0 to 3 percent slopes	53.83	31.51	0	33	4e
4646	Ipaga loamy fine sand, 0 to 3 percent slopes	23.58	13.8	0	33	4e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	21.54	12.61	0	40	4e
8925	Simeon loamy sand, 0 to 3 percent slopes	2.76	1.62	0	30	6s
TOTALS		170.84(*)	100%	-	30.19	4.84

(*) 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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