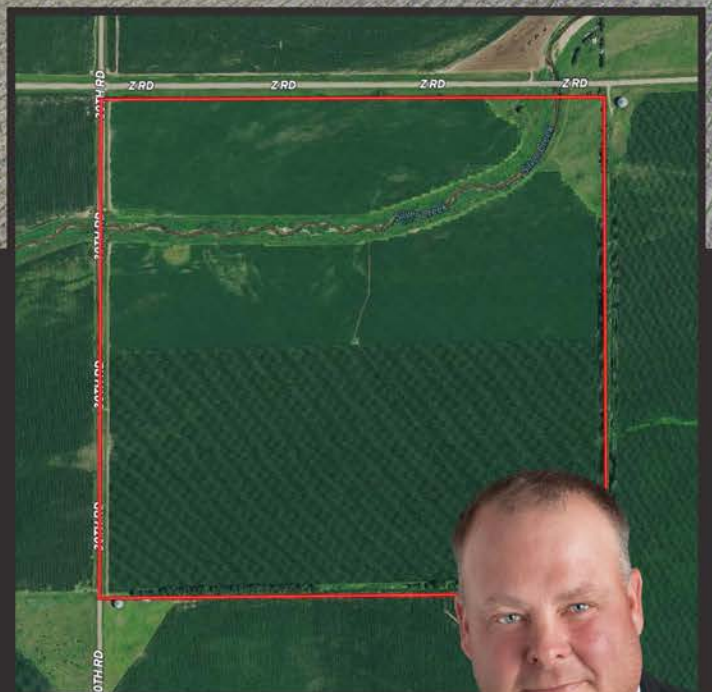




OFFERED AT
\$1,331,624

154.84 +/- ACRES
IRRIGATED
FARM

MERRICK COUNTY, NE



KRAIG URKOSKI

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Clarks, Nebraska
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308-548-8431*

Nice, flat laying pivot irrigated quarter with good water to run the pivot and one of the corners. The property is right off of a blacktop road and is located close to multiple elevators and ethanol plants. If expanding your operation or looking to purchase a tract of land is in your plans, take a look at this farm!



PROPERTY DETAILS

Total Acres (Per Assessor) - 154.84±
 Irrigated Acres - 144.71 ±
 Dryland Acres - 5.53 ±
 Other Acres - 4.60±

LEGAL DESCRIPTION

Northwest Quarter of Section 12, Township 15 North, Range 4 West

PROPERTY TAXES

\$ 6,320.54

FSA INFORMATION

Total Cropland Acres - 144.71 +/-
 Corn - 136.1 Base Acres - 144 PLC Yield
 Total Base Acres - 136.1

IRRIGATION INFORMATION

Located in the CPNRD and has certified irrigation rights for 144.71 acres.

IRRIGATION EQUIPMENT

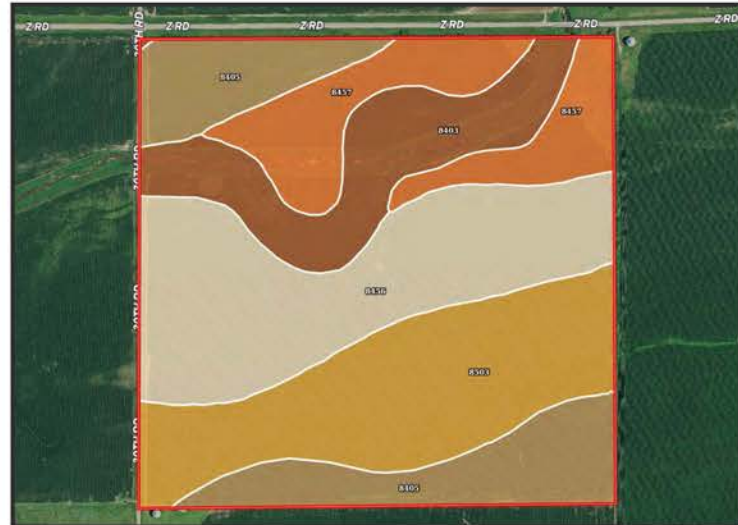
- Center pivot is currently owned by the tenant and does not go with the sale of the property.
- Well G-072812, drilled 2/9/1990, 1,100 gpm, 10' static level, 30' pumping level, 86' well depth.
- Well G-121783, drilled 5/29/1967, 1,200 gpm, 7' static level, 50' pumping level, 99' well depth.



PROPERTY DIRECTIONS

Take Highway 30 west out of Silver Creek roughly 2 miles to Z Road. Turn and cross the railroad tracks and continue northwest 1 1/2 miles. The property is located on the south side of the road.

- All mineral rights owned by seller, if any, to convey to buyer.
- Current farm lease on the property for the 2024 growing season with a farm manager of Rambour Realty.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8456	Fonner sandy loam, rarely flooded	42.5	27.47	0	47	3w
8503	Lex loam, occasionally flooded	38.69	25.0	0	39	3w
8405	Alda sandy loam, occasionally flooded	27.69	17.9	0	35	3w
8403	Alda loam, occasionally flooded	23.03	14.88	0	37	3w
8457	Fonner variant loamy sand, rarely flooded	22.83	14.75	0	31	4s
TOTALS		154.7 4(*)	100%	-	39.01	3.15

(*) 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.

Merrick38

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