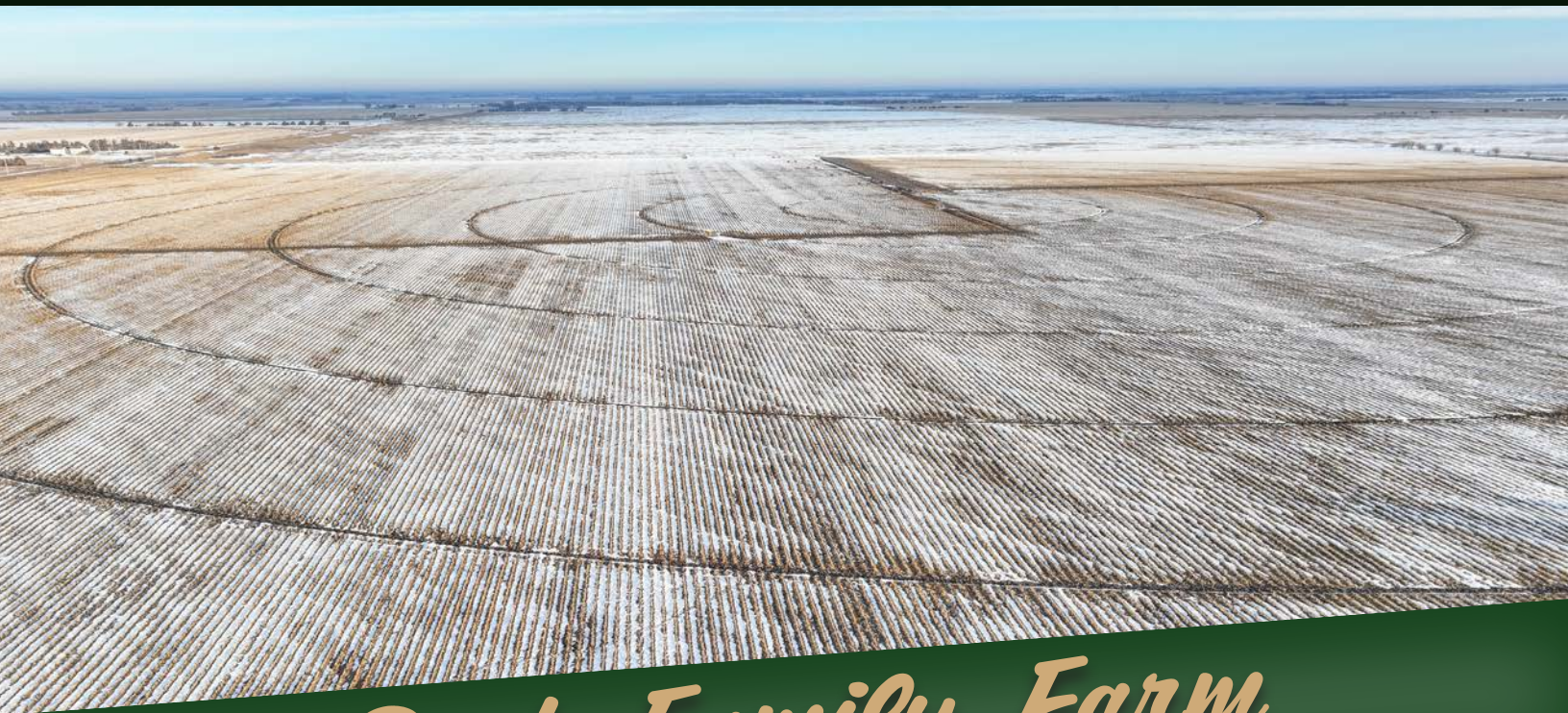


LAND FOR SALE



Beck Family Farm

195.15 ACRES | MERRICK COUNTY, NEBRASKA

Very productive center-pivot irrigated and gravity-irrigated row-crop farm near exceptional grain markets! Located right along Highway 30, east of Central City, Nebraska.



Adam D. Pavelka, JD

LISTING AGENT:

ADAM D. PAVELKA, J.D.

C: 402.984.7744

E: Adam@AgriAffiliates.com

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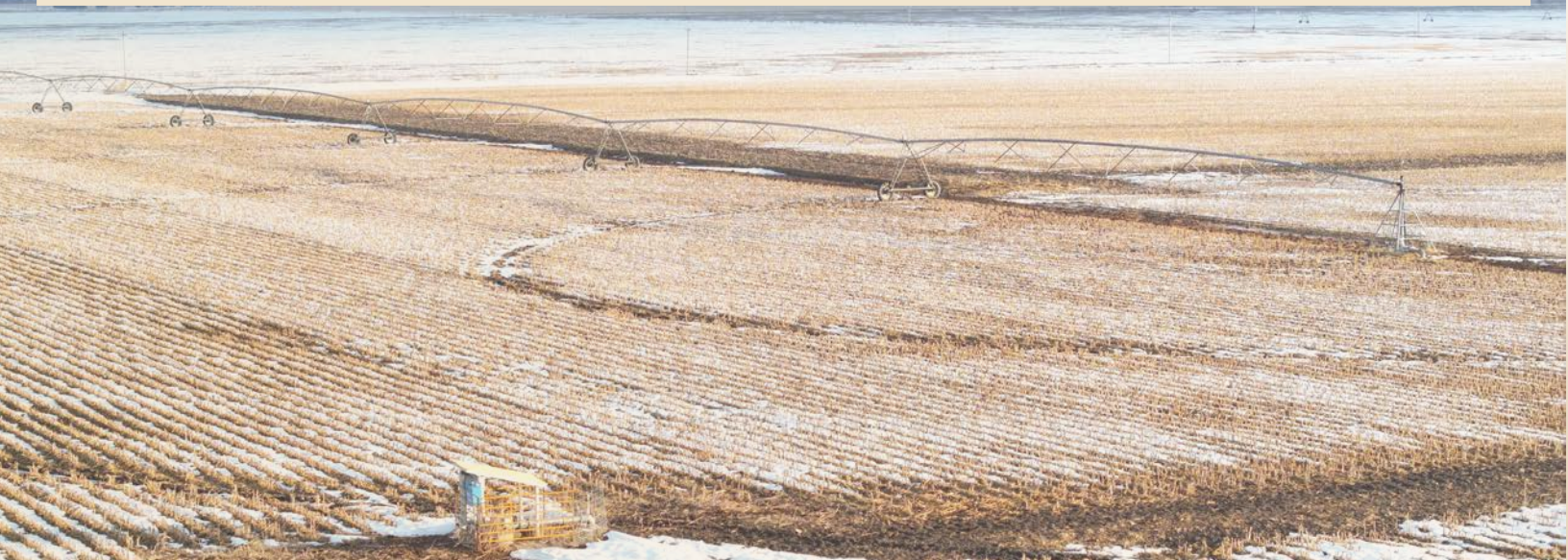
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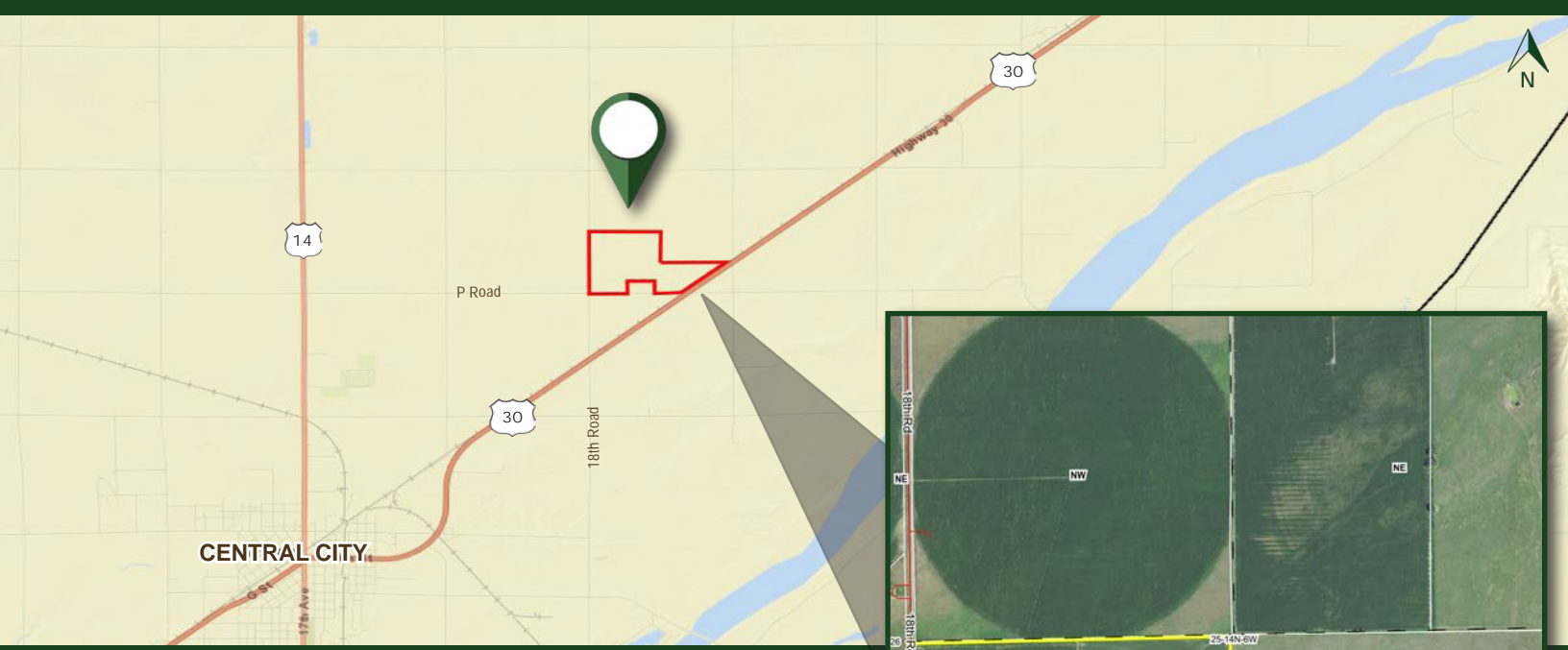
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

PROPERTY INFORMATION

LEGAL DESCRIPTION:	The Southwest Quarter (SW¼) and all of the South Half of the Southeast Quarter (S½SE¼) lying North of the Railroad right-of-way, of Section Twenty-Five (25), Township Fourteen (14) North, Range Six (6) West of the 6th P.M., Merrick County, Nebraska, except for a tract of land comprising a part of the Southwest Quarter (SW¼), more particularly described as Tax Lot One (1) of Section Twenty-Five (25), Township Fourteen (14) North, Range Six (6) West of the 6th P.M., Merrick County, Nebraska.	
LOCATION:	<u>From Central City, Nebraska:</u> Approximately 1½ miles northeast on Highway 30, then ½ mile north on 18th Road, to the southwestern corner of the property.	
ACRES & TAXES:	Tax-Assessed Acres 195.15 2023 Real Estate Taxes \$8,522.08	
SOILS:	Primary soils on the property consist of Alda loam and Platte loam.	
NRD:	<u>192.20</u> certified irrigated acres reported by the Central Platte Natural Resources District.	
WATER & EQUIPMENT:	Well Registration - <u>G-017483</u> <ul style="list-style-type: none">● Completion Date - 5/4/1957● Well Depth - 57 feet● Static Water Level - 6 feet● Pumping Level - 27 feet● Column - 8 inches● Gallons/Minute - 1100 gpm	Well Registration - <u>G-017484</u> <ul style="list-style-type: none">● Completion Date - 1/1/1950● Well Depth - 56 feet● Static Water Level - 7 feet● Pumping Level - 29 feet● Column - 9 inches● Gallons/Minute - 1000 gpm
	Tenant owns the center-pivot irrigation system, fittings, pipe trailer, and mainline pipe. Seller owns enough gated pipe to fully water the farm.	
FSA INFORMATION:	Total Farmland: <u>203.10 acres</u> Government Base Acres: <u>Corn - 128.03</u> <u>Soybeans - 55.87</u>	Total Cropland: <u>192.22 acres</u> PLC Yields: <u>Corn - 153 bu</u> <u>Soybeans - 59 bu</u>

PRICE: **\$1,735,000.00**







**Tremendous opportunity to own a well-located,
irrigated farm in a farm community known
for strong and specialty markets!**



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