

LAND FOR SALE



Merrick County Habitat & Hayland

77.80 ± ACRES | MERRICK COUNTY, NEBRASKA



Adam D. Pavelka, J.D.

LISTING AGENT:

ADAM D. PAVELKA, J.D.

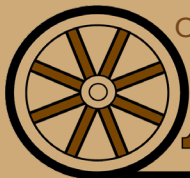
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*Kent Richter, Bryan Danburg, Bart Woodward,
Scott Speck, Bonnie Downing*



**See Full Online
Listing**



Offered exclusively by:

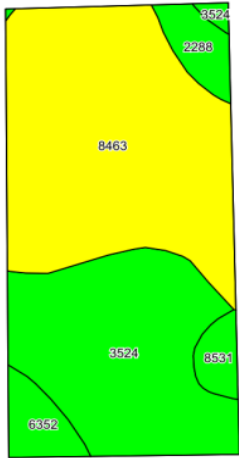
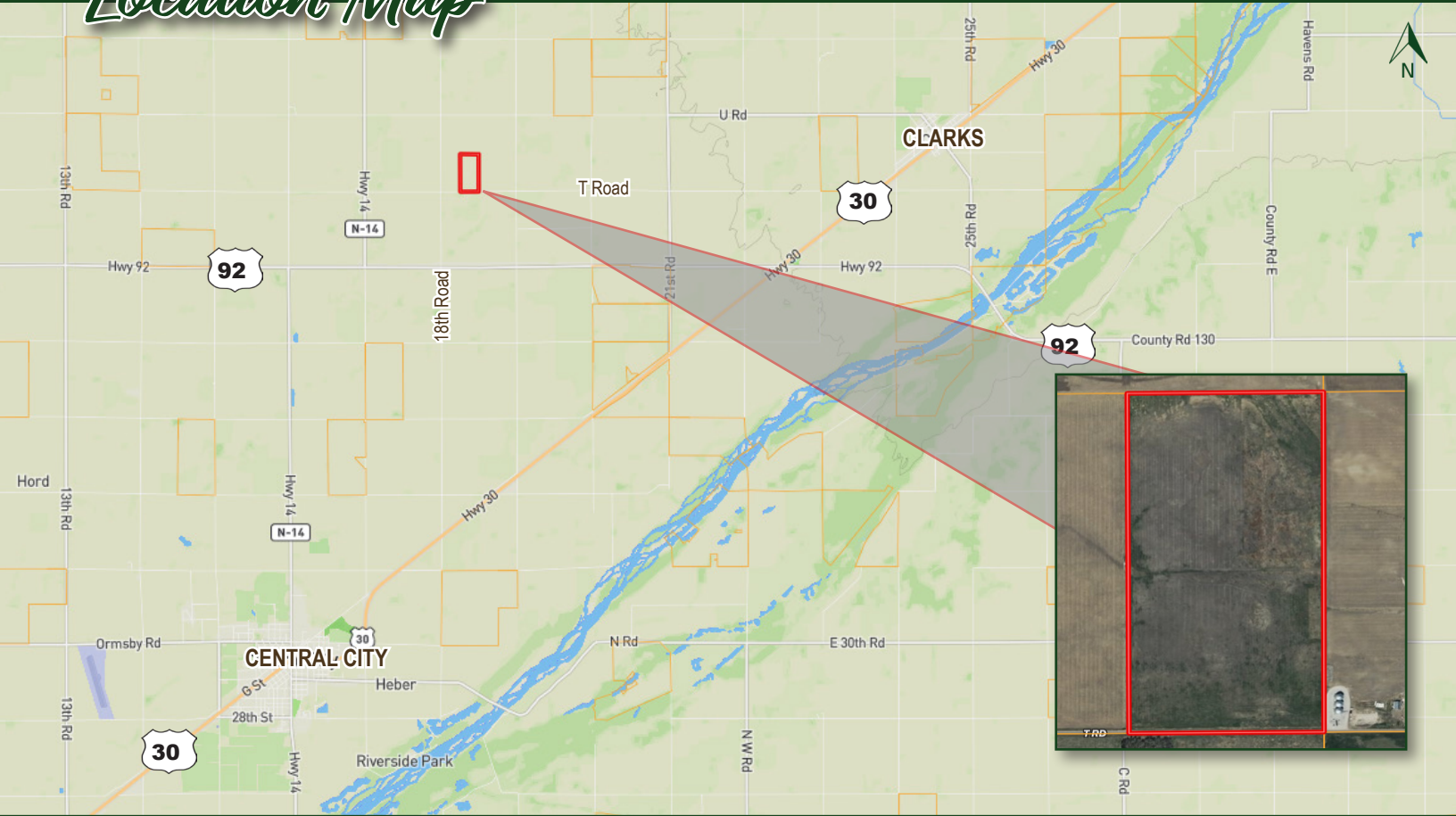
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Location Map

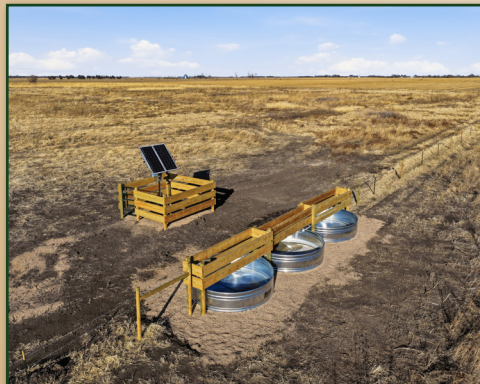


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Soils data provided by USDA and NRCS.

Area Symbol: NE121, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	Range Production (lbs/acre/yr)	SRPG
8463	Gayville-Caruso complex, occasionally flooded	40.72	52.3%	IVs	IVs	IVs	4875	52
3524	Lamo-Saltine complex, occasionally flooded	28.03	36.0%	IIw	IIw	IIw	4501	39



Property Details

LEGAL DESCRIPTION:

The East Half of the Southwest Quarter (E½SW¼) of Section One (1), Township Fourteen (14) North, Range Six (6) West of the 6th P.M., Merrick County, Nebraska.

LOCATION:

From Central City, Nebraska: approximately 7 miles north on Highway 14, then 1.25 miles east on T Road, to the southwestern corner of the property.

ACRES & TAXES:

Tax-Assessed Acres | 77.80 ± acres
2025 Real Estate Taxes | \$326.44

LEASES:

Full possession at closing!

NRD:

Central Platte Natural Resources District

EQUIPMENT:

New five-wire barbed perimeter and cross fence, solar well, and 3 stocktanks

FSA INFORMATION:

Total Farmland: 77.50 ± acres Total Cropland: 77.50 ± acres

COMMENTS:

This farm is protected by a USDA Conservation Easement that enhances its wildlife and habitat appeal. The easement allows for hunting, recreation, and the development of a hunting blind. Revenue is provided by hay production coordinated under USDA guidelines to enhance the habitat. New five-wire barbed perimeter fence along with a cross-fence and new submersible well powered by a solar panel providing water to 3 new galvanized tanks. This system will allow for consistent grazing revenue. Note, that this parcel can either be hayed or grazed.

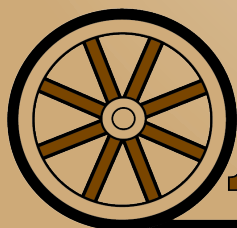
PRICE:

\$345,000





Don't miss your chance to purchase this well-located farm! Exceptional upland game populations, solid revenue potential, and affordable real estate taxes, make this property an exceptional asset for the cattleman, sportsman, and investor alike!



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