

LAND FOR SALE



Lonetree Road Farm

78.08 ± ACRES | MERRICK COUNTY, NEBRASKA

Well-managed, Platte Valley irrigated farm with level terrain, great production potential, and excellent underground water supplies.



Adam D. Pavelka, J.D.



Jeffrey D. Parr

LISTING AGENTS:

ADAM D. PAVELKA, J.D.

C: 402.984.7744 | E: Adam@AgriAffiliates.com

JEFFREY D. PARR

C: 402.984.7410 | E: JeffParr@AgriAffiliates.com

Kent Richter, Bart Woodward, Bryan Danburg, Bonnie Downing



See Full Online Listing



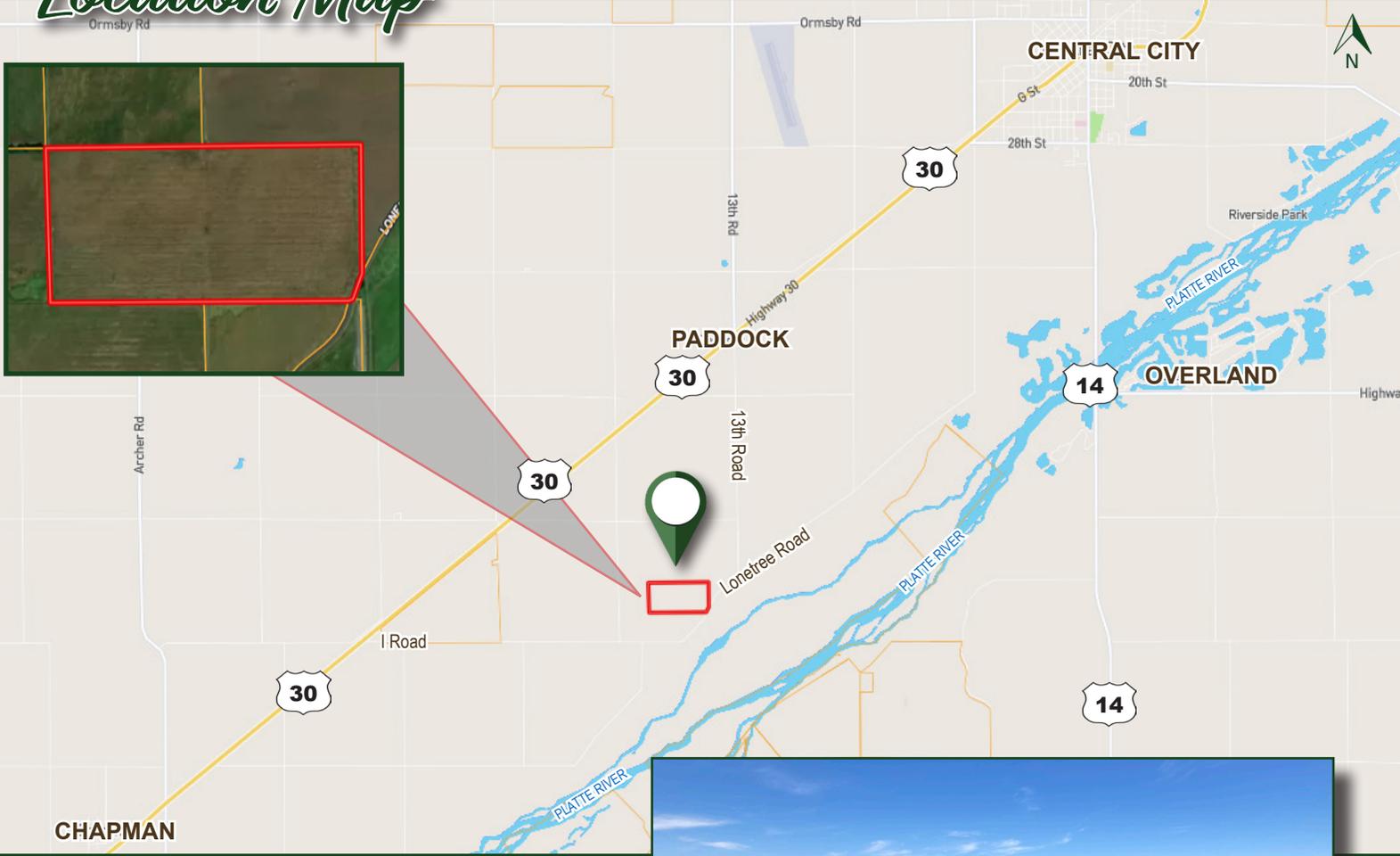
Offered exclusively by:

AGRI AFFILIATES®

Hastings, NE • AgriAffiliates.com • 402.519.2777

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.

Location Map



Property Details

LEGAL DESCRIPTION: The Northwest Quarter of the Southeast Quarter (NW¼SE¼) and the Northeast Quarter of the Southwest Quarter (NE¼SW¼) of Section Thirty-Six (36), Township Thirteen (13) North, Range Seven (7) West of the 6th P.M., Merrick County, Nebraska.

LOCATION: From Central City, Nebraska: Approximately 2.5 miles southwest on Highway 30, then 2 miles south on 13th Road, then 0.3 miles southwest on Lonetree Road, to the southeastern corner of the property.

ACRES & TAXES: Tax-Assessed Acres | 78.08 ± acres
2025 Real Estate Taxes | \$3,493.60

LEASES: Full possession upon closing!

SOILS: Primary soils on the property consist of Leshara silt loam and Merrick loam.

NRD: 77.97 certified irrigated acres reported by the Central Platte Natural Resources District.

WELL INFORMATION: Well Registration - G-057935

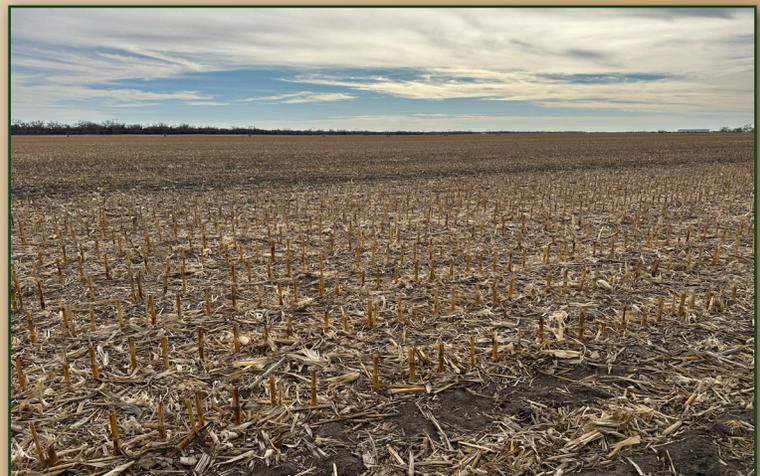
- Completion Date - 06/10/1977
- Well Depth - 52 feet
- Static Water Level - 9 feet
- Pumping Level - 30 feet
- Column - 6 inches
- Gallons/Minute - 700 gpm

EQUIPMENT: Underground pipe and Western Land Roller pump/well (*tenant owns all other irrigation equipment*)

FSA INFORMATION:	Total Farmland: <u>77.97 ± acres</u>	Total Cropland: <u>77.97 ± acres</u>
	Government Base Acres: <u>Corn - 68.50</u>	PLC Yields: <u>Corn - 169 bu</u>
	<u>Soybeans - 8.80</u>	<u>Soybeans - 50 bu</u>

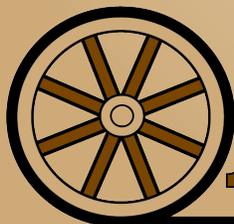
COMMENTS: Great water, productive soils, and good county road access combined with excellent access to area markets (including an ethanol plant) makes this farm a phenomenal investment!

PRICE: **\$775,000.00**





**Well-managed irrigated farm
featuring level terrain, strong
production potential, and abundant
underground water!**



AGRI AFFILIATES®

Hastings, NE • AgriAffiliates.com • 402.519.2777 • [f](#) [@](#) [X](#) [in](#) [v](#)