



LAND FOR SALE

MERRICK COUNTY, NEBRASKA

374.89 +/- ACRES | 2 TRACTS



TRACT 1 - 119.75+/- ACRES



TRACT 2 - 255.14+/- ACRES

LOCATED NORTHWEST OF CENTRAL CITY, NEBRASKA

ASKING PRICE: \$2,875,000

Whether you are seeking to expand your agricultural operation or invest in a versatile, well-maintained farm, these properties warrant your consideration. Tract 1 features a corner-arm center pivot and a reliable water supply. Tract 2 features primarily center-pivot irrigated cropland, complemented by a small portion of gravity-irrigated ground. Much of the irrigation equipment has been updated, ensuring reliable performance throughout the growing season. Several irrigation wells have been serviced—some pulled and repaired—and an additional well was installed in recent years. Underground piping has also been added to enhance efficiency and streamline irrigation operations. For outdoor enthusiasts, Prairie Creek borders the south end of Tract 2, offering excellent habitat and strong potential for trophy whitetail hunting.

Tract 1 and Tract 2 are adjacent and can be paired, creating a seamless expansion opportunity for a larger, more efficient operation. Both properties are turn-key farms equipped with newer irrigation systems designed to support optimal productivity and long-term performance. These are quality offerings you won't want to miss!



KRAIG URKOSKI

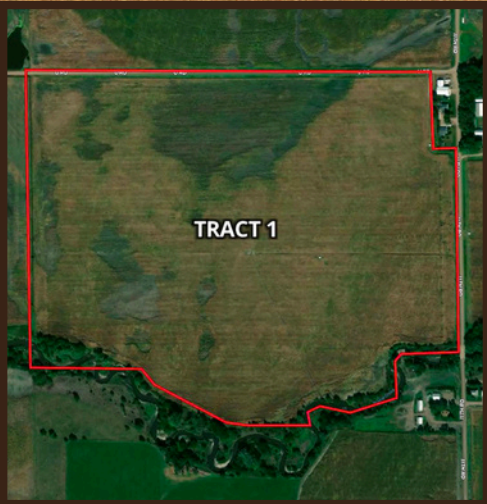
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TRACT 1 - 119.75 +/- ACRE IRRIGATED FARM



ASKING PRICE: \$935,000 (\$7,807/acre)

LEGAL DESCRIPTION: Part of NE ¼ of Section 3, Township 14 North, Range 7 West, Merrick County, NE

PROPERTY TAXES: \$4,445.98

TOTAL ACRES (per assessor): 119.75+/-

- Irrigated Acres: 110.48+/-
- Grassland Acres: 6.41+/-
- Other Acres: 2.86 +/-

IRRIGATION INFORMATION:

- 5 Irrigation Wells
 - Well G-106167: Drilled in 1983, 400 GPM
 - Well G-172737: Drilled in 2014, 150 GPM, 38' Pumping Level, 40' Well Depth
 - Well G-106168: Drilled in 1983, 400 GPM
 - Well G-013403: Drilled in 1951, 400 GPM, 41' Well Depth
 - Well G-111017: Drilled in 2001, 475 GPM, 35' Pumping Level, 41' Well Depth
- 2017 6-Tower Valley center pivot with corner arm
- Located in the Central Platte NRD
- 111.32 Certified Irrigated Acres

FSA INFORMATION (for both tracts):

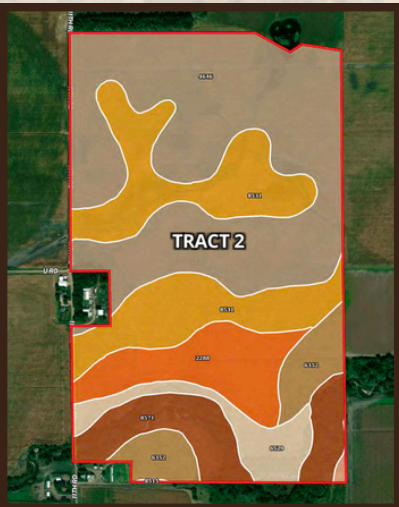
- Total Cropland Acres: 343.58
- Corn: 292.53 Base Acres - 117 PLC Yield
- Soybeans: 31.41 Base Acres - 42 PLC Yield
- Total Base Acres: 323.94

***All mineral rights owned by seller, if any, convey to buyer.**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4646	Ipae loamy fine sand, 0 to 3 percent slopes	56.37	47.14	0	33	4e
8587	Wann sandy loam, occasionally flooded	34.14	28.55	0	44	2w
8531	Novina sandy loam, rarely flooded	18.76	15.69	0	59	2w
8571	Platte-Gothenburg complex, channeled, frequently flooded	7.1	5.94	0	13	7w
6529	Janude sandy loam, very rarely flooded	2.57	2.15	0	60	2e
2288	Wann loam, 0 to 2 percent slopes, occasionally flooded	0.65	0.54	0	54	2w
TOTALS		119.59(1)	100%	-	39.73	3.24



TRACT 2 - 255.14 +/- ACRE IRRIGATED FARM



ASKING PRICE: \$1,940,000 (\$7,603/acre)

LEGAL DESCRIPTION: Part of SW1/4 of Section 35, Township 15 North, Range 7 West and Part of N1/2 of NW1/4 and N1/2 of SW1/4 less 2.5 acres of Section 2, Township 14 North, Range 7 West, Merrick County, NE

PROPERTY TAXES: \$9,089

TOTAL ACRES (per assessor): 255.14+/-

- Irrigated Acres: 206.04+/-
- Dryland Acres: 10.08+/-
- Grassland Acres: 36.27+/-
- Other Acres: 2.75+/-

IRRIGATION INFORMATION:

- 7 Irrigation Wells
 - Well G-076499A: Drilled in 1993, 75 GPM
 - Well G-102181: Drilled in 1999, 400 GPM, 29' Pumping Level, 39' Well Depth
 - Well G-104122: Drilled in 1999, 450 GPM, 35' Pumping Level, 41' Well Depth
 - Well G-0764991: Drilled in 1993, 75 GPM
 - Well G-101999: Drilled in 1999, 450 GPM, 35' Pumping Level, 41' Well Depth
 - Well G-195527: Drilled in 1922, 400 GPM, 33' Pumping Level, 40' Well Depth
 - Well G-102182: Drilled in 1999, 400 GPM, 28' Pumping Level, 35' Well Depth
- 7-Tower Valley center pivot with corner arm, set up for 1,000 GPM, put up 4 years ago, has a poly lining in the pivot
- 2013 6-Tower Valley center pivot set up for 425 GPM
- Located in the Central Platte NRD
- 218.50 Certified Irrigated Acres

FSA INFORMATION (for both tracts):

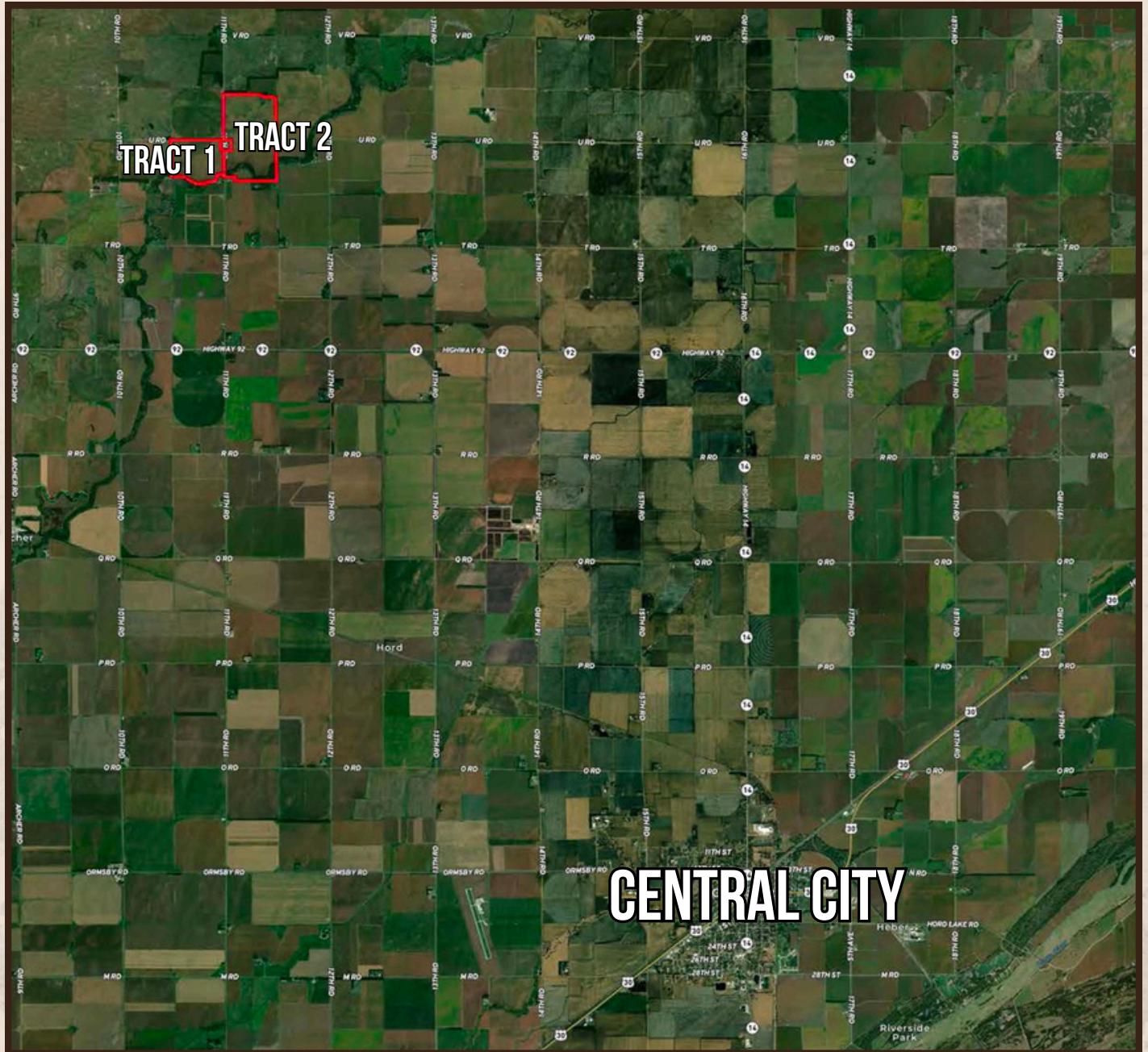
- Total Cropland Acres: 343.58
- Corn: 292.53 Base Acres - 117 PLC Yield
- Soybeans: 31.41 Base Acres - 42 PLC Yield
- Total Base Acres: 323.94

***All mineral rights owned by seller, if any, convey to buyer.**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4646	Ipaga loamy fine sand, 0 to 3 percent slopes	112.61	44.2	0	33	4e
8531	Novina sandy loam, rarely flooded	59.73	23.44	0	59	2w
2288	Wann loam, 0 to 2 percent slopes, occasionally flooded	25.49	10.0	0	54	2w
8571	Platte-Gothenburg complex, channeled, frequently flooded	25.07	9.84	0	13	7w
6352	Leshara silt loam, occasionally flooded	16.69	6.55	0	64	2w
6529	Janude sandy loam, very rarely flooded	14.38	5.64	0	60	2e
8515	Lockton loam, rarely flooded	0.81	0.32	0	57	3w
TOTALS		254.78(1)	100%	-	42.86	3.38



PROPERTY DIRECTIONS



Take Highway 14 north out of Central City for roughly 5 miles to Highway 92. Turn and go west approximately 5 miles to 11th road. Turn and go north for 2 miles. Tract 1 is located on the west side of the road. Tract 2 is located on the east side of the road.

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