

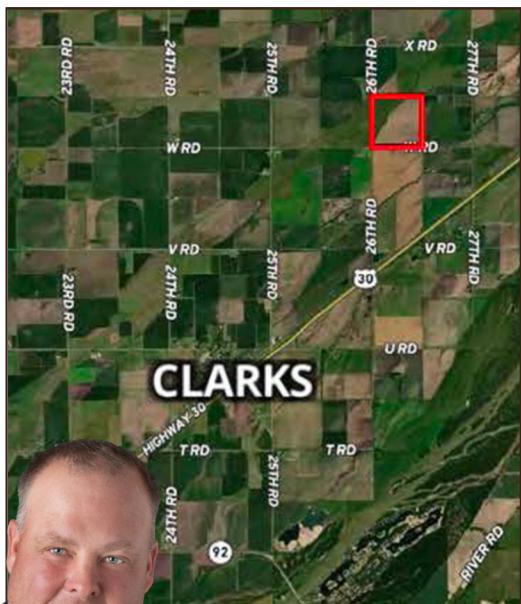


OFFERED AT:

\$ 1,150,000

IRRIGATED FARM & PASTURE | MERRICK COUNTY, NE 158.64+/- ACRES

LEGAL DESCRIPTION - Southwest Quarter of Section 20, Township 15 North, Range 4 West



This highly productive sub-irrigated farm offers an excellent opportunity for operators looking to expand both cropland and livestock capacity. The property features quality sub-irrigated acres complemented by a portion of pasture ground, making it well-suited for row crop production, forage, or integrated crop-livestock operations.

Ideally located just one mile off Highway 30, the farm provides outstanding access and logistical efficiency, with close proximity to multiple grain elevators and ethanol plants for convenient grain marketing. The combination of productivity, versatility, and location makes this a strong addition to an existing operation or a strategic long-term investment.

If expansion is part of your operation's future, this farm deserves your consideration.



KRAIG URKOSKI

Farm & Ranch Specialist

Clarks, Nebraska

(308) 548-8431

Kraig.Urkoski@AgWestLand.com



Directions - Take Highway 30 east of Clarks one mile to 26th road. Turn and go north one mile to W road. The property is located to the northeast of this intersection.

PROPERTY TAXES (2025) - \$3,983.30

TOTAL ACRES (Per Assessor) - 158.64+/-

- Irrigated Acres - 110.10+/-
- Grassland Acres - 44.57+/-
- Other Acres - 3.97+/-

FSA INFORMATION

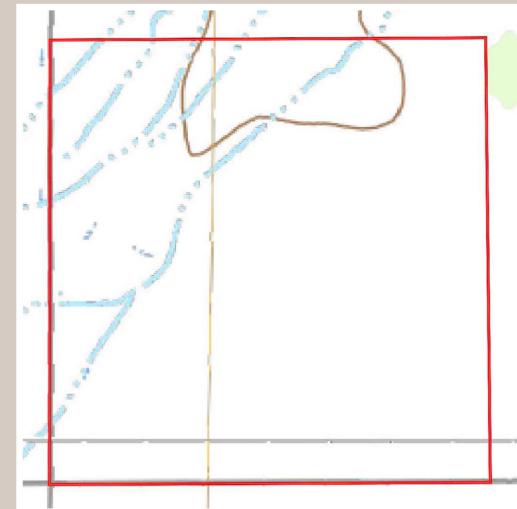
- Total Cropland Acres - 110.1
- Wheat - 3 Base Acres - 29 PLC Yield
- Corn - 87.6 Base Acres - 158 PLC Yield
- Soybeans - 6.4 Base Acres - 53 PLC Yield
- Total Base Acres - 97

IRRIGATION INFORMATION

- Well G-060573
 - Drilled 5/24/1977, 518 GPM, 45' well depth
- Well G-073539
 - Drilled 4/12/1988, 600 GPM, 50' well depth
- Well G-063568
 - Drilled 6/14/1979, 500 GPM, 47' well depth
- Located in the Central Platte NRD
- Certified Irrigated Acres - 110.10

OTHER PROPERTY INFORMATION

- Barbed wire fence in good condition
- Catch pen
- *All mineral rights owned by seller, if any, convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6352	Leshara silt loam, occasionally flooded	41.28	26.05	0	64	2w
6312	Barney loam, 0 to 2 percent slopes, frequently flooded	33.13	20.91	0	22	5w
6529	Janude sandy loam, very rarely flooded	32.55	20.54	0	60	2e
8564	Platte loam, wet, occasionally flooded	23.68	14.94	0	24	4w
3524	Lamo-Saltine complex, occasionally flooded	19.22	12.13	0	54	2w
2335	Inavale loamy fine sand, 0 to 3 percent slopes	5.15	3.25	0	32	4e
8503	Lex loam, occasionally flooded	3.44	2.17	0	41	3w
TOTALS		158.4 5(*)	100%	-	45.67	3.01

(*) 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.

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