



**TOTAL ASKING PRICE: \$1,085,000**

# 153+/- ACRES - 3 TRACTS MERRICK COUNTY, NE



### Property Directions:

- From the North edge of Clarks, take U Road west. Just past 21<sup>st</sup> Road, Tracts 2 and 3 lay on the south side of the road. For Tract 1, continue to 20<sup>th</sup> Road and turn north; the property is located on the east side of the road.

### Three Irrigated Farms Located West of Clarks, Nebraska

- Tract 1: 41.14+/- Acres
- Tract 2: 38.37+/- Acres
- Tract 3: 73.86+/- Acres

These available tracts of land offer appealing opportunities for buyers interested in the land market. Each tract is conveniently located near blacktop roads and in proximity to various elevators and ethanol plants, making them easily accessible and strategically placed for agricultural purposes. Whether you're seeking a small or large parcel, these properties provide flexibility, as some are adjacent to each other. They present a promising investment without a hefty financial commitment.



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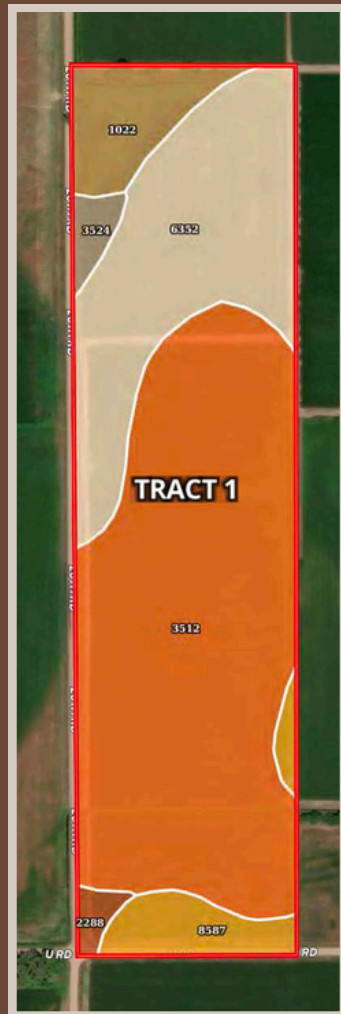
**ASKING PRICE: \$265,000**  
**(\$6,441/ACRE)**



**GRAVITY IRRIGATED**  
**TRACT 1 - 41.14+/- ACRES**

If you are looking to get your feet wet in the land market without breaking the bank, come take a look at this gravity irrigated farm that we have for sale. With the location being a mile off of a blacktop road and within 10 miles of multiple elevator and ethanol plants, this property will not disappoint.

**Legal Description:** W 1/2 of W 1/2 of SW 1/4 of S32 - T15N - R5W, Merrick County, NE



**Acre Breakdown (per assessor):**

- Irrigated Acres: 38.63+/-
- Other Acres: 2.51+/-
- Total Acres: 41.14+/-

**Property Taxes (2025):** \$1,261.56

**Irrigation Information:**

- Well G-007812. Drilled in 1955. 400 GPM, 26' Well Depth.
- Located in Central Platte NRD
- 38.76 Certified Irrigated Acres

**FSA Information:**

- Total Cropland Acres: 38.75
- Corn: 30.24 Base Acres - 143 PLC Yield
- Soybeans: 8.49 Base Acres - 50 PLC Yield

Leased for the 2026 crop season.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3512	Lamo clay loam, sandy substratum, 0 to 1 percent slopes	23.71	57.72	0	69	2w
6352	Leshara silt loam, occasionally flooded	10.91	26.56	0	64	2w
1022	Caruso-Gayville complex, 0 to 1 percent slopes	2.87	6.99	0	54	2w
8587	Wann sandy loam, occasionally flooded	2.4	5.84	0	44	2w
3524	Lamo-Saltine complex, occasionally flooded	0.71	1.73	0	54	2w
2288	Wann loam, 0 to 2 percent slopes, occasionally flooded	0.48	1.17	0	54	2w
<b>TOTALS</b>		<b>41.08( )</b>	<b>100%</b>	<b>-</b>	<b>64.73</b>	<b>2.0</b>

(\*) 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.

**ASKING PRICE: \$260,000**  
**(\$6,776/ACRE)**



**IRRIGATED**

**TRACT 2 – 38.37+/- ACRES**

If a small tract of land is in your future plans, take a look at this productive piece of property. Located just ½ mile off of a blacktop road and in the vicinity of multiple elevators, this property is worth taking a look at. If you are looking for a larger parcel of land, this property joins with Tract 3.

**Legal Description:** NE¼ of NW¼ of S05-T14N-R5W, Merrick County, NE

**Acre Breakdown (per assessor):**      **Property Taxes (2025):** \$1,162.60

- Irrigated Acres: 34.74+/-
- Grassland Acres: 2.64+/-
- Total Acres: 38.37+/-

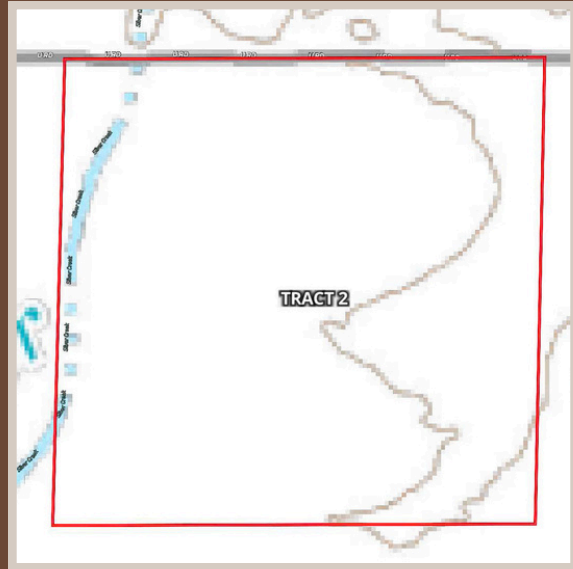
**Irrigation Information:**

- Well G-007810. Drilled in 1953. 500 GPM, 27' Well Depth.
- Well G-007807. Drilled in 1957. 800 GPM, 25' Well Depth.
- Located in Central Platte NRD
- 35.38 Certified Irrigated Acres

**FSA Information (Tracts 2 and 3 together):**

- Total Cropland Acres: 145.42
- Corn: 113.46 Base Acres – 143 PLC Yield
- Soybeans: 31.84 Base Acres – 50 PLC Yield
- Total Base Acres: 145.3

Leased for the 2026 crop season.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8587	Wann sandy loam, occasionally flooded	24.8	64.74	0	44	2w
1022	Caruso-Gayville complex, 0 to 1 percent slopes	13.51	35.26	0	54	2w
TOTALS		38.31(7)	100%	-	47.53	2.0

(\*) 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.

**ASKING PRICE: \$560,000**  
**(\$7,581/ACRE)**

# IRRIGATED TRACT 3 – 73.86+/- ACRES

If owning a piece of land is in your future, come take a look at this productive and level tract of land. The property is located close to multiple elevators and ethanol plants and right on a blacktop road. If this property is not quite enough land for what you are looking for, there is a joining tract to the west (Tract 2).

**Legal Description:** Part of N ½ of NE ¼ of S05 – T14N – R5W, Merrick County, NE

**Acre Breakdown (per assessor):**

- Irrigated Acres: 70.69+/-
- Dryland Acres: 0.58+/-
- Other Acres: 2.59+/-
- Total Acres: 73.86+/-

**Property Taxes (2025):** \$2,338.66

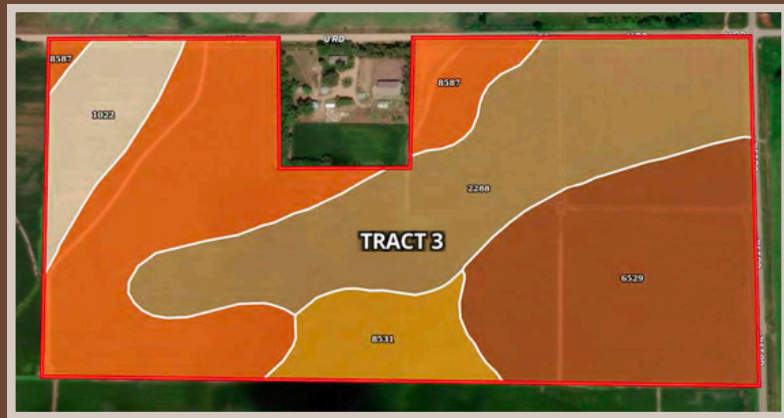
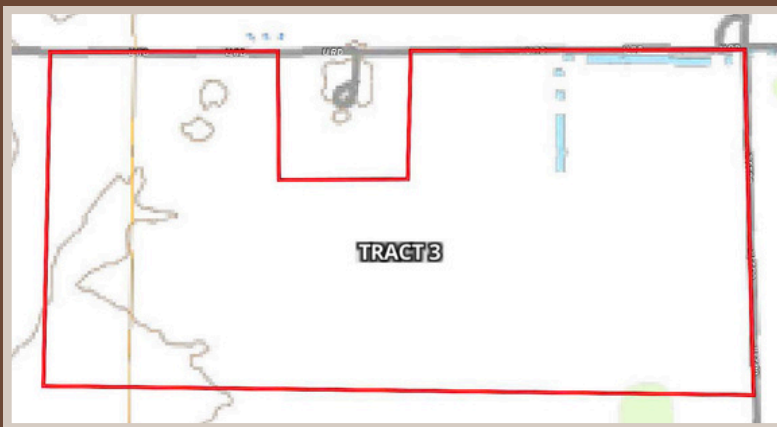
**Irrigation Information:**

- Well G-007813. Drilled in 1955.
  - 400 GPM, 25' Well Depth.
- Located in Central Platte NRD
- 71.28 Certified Irrigated Acres

**FSA Information (Tracts 2 and 3 together):**

- Total Cropland Acres: 145.42
- Corn: 113.46 Base Acres – 143 PLC Yield
- Soybeans: 31.84 Base Acres – 50 PLC Yield
- Total Base Acres: 145.3

Leased for the 2026 crop season.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2288	Wann loam, 0 to 2 percent slopes, occasionally flooded	22.66	30.71	0	54	2w
8587	Wann sandy loam, occasionally flooded	21.69	29.4	0	44	2w
6529	Janude sandy loam, very rarely flooded	19	25.75	0	60	2e
8531	Novina sandy loam, rarely flooded	5.36	7.26	0	59	2w
1022	Caruso-Gayville complex, 0 to 1 percent slopes	5.06	6.86	0	54	2w
TOTALS		73.77( ?)	100%	-	52.96	2.0

(\*) 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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