

IRRIGATED FARM FOR SALE

ASKING PRICE (\$7,281.55/ACRE): \$540,000



74.16+/- ACRES | MERRICK COUNTY, NE

This well-located tract features gravity irrigation and offers an excellent opportunity for both owner-operators and expanding farm operations. The property is conveniently situated less than one mile from paved (blacktop) roads, providing easy year-round access. Multiple grain elevators and ethanol plants are located nearby, enhancing marketing and hauling efficiency. Additionally, this tract can be combined with the adjacent pivot-irrigated 80± acres to the west, creating a larger, highly functional unit well-suited for modern agricultural operations. Properties with this combination of irrigation, location, and expansion potential are increasingly hard to find. Schedule a visit to see firsthand what this farm has to offer!



Property Directions

Go east out of Clarks on Highway 30 to 28th Road. Turn and go north $2\frac{3}{4}$ miles. The property is located on the west side of the road.

Call Kraig or scan the QR code to learn more!

KRAIG URKOSKI

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Legal Description:

East ½ of NE ¼ of Section 9, Township 15 North, Range 4 West, Merrick County, NE

Property Taxes (2025): \$2,288.06

Total Acres (per assessor): 74.16+/-

- Irrigated Acres: 71.18+/-
- Dryland Acres: 0.08+/-
- Other Acres: 2.90+/-

Irrigation Information and Equipment:

- Well G-025489, drilled 2/16/66
 - 600 GPM, 53' Well Depth
- Well G-016759, drilled 6/15/55
 - 180 GPM, 49' Well Depth
- Well G-031404, drilled 6/14/69
 - 400 GPM, 48' Well Depth
- Located in the Central Platte NRD
- 71.18 Certified Irrigated Acres

FSA Information:

- Total Cropland Acres: 71.19
- Corn: 70.9 Base Acres - 144 PLC Yield
- Total Base Acres: 70.9

No current leases on the property.

All owned mineral rights convey.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3264	O'Neill loam, 0 to 2 percent slopes	51.76	69.89	0	50	2c
3268	O'Neill sandy loam, 2 to 6 percent slopes	9.05	12.22	0	48	4e
6529	Janude sandy loam, very rarely flooded	6.69	9.03	0	60	2e
3267	O'Neill sandy loam, 0 to 2 percent slopes	6.41	8.66	0	48	3e
2288	Wann loam, 0 to 2 percent slopes, occasionally flooded	0.14	0.19	0	54	2w
TOTALS		74.05()	100%	-	50.49	2.33

