



DRYLAND FARM & ACREAGE

115.34 +/- ACRES

OFFERED IN 2 TRACTS

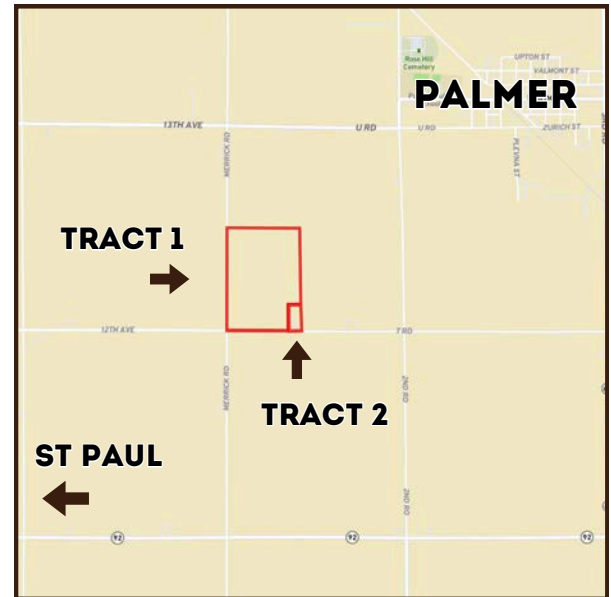
MERRICK COUNTY, NE

OFFERED AT \$795,400

REAL ESTATE TAXES

TO BE DETERMINED AFTER SURVEY

CLOSING IS CONTINGENT ON
COMPLETED PURCHASE OF BOTH TRACTS.



PROPERTY DIRECTIONS

FROM ST. PAUL, HEAD SOUTH ON HWY 281 TO HIGHWAY 92. TURN LEFT TO HEAD EAST FOR 9 MILES TO 2ND ROAD. TURN LEFT TO HEAD NORTH FOR 1 MILE TO T ROAD. TURN LEFT TO HEAD WEST ROUGHLY 1/2 MILE. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF MERRICK RD & T RD.

CONTACT KRAIG FOR MORE INFORMATION



MERRICK39



KRAIG URKOSKI

FARM & RANCH SPECIALIST

CLARKS, NE

(308) 548-8431

KRAIG.URKOSKI@AGWESTLAND.COM





TRACT 1

DRYLAND FARM

110.34 +/- ACRES

MERRICK COUNTY, NE

OFFERED AT \$545,400

DRYLAND ACRES: 104.88 +/-

OTHER: 5.46 +/-

If you are looking for a first property to purchase, or just to add another property, come take a look at this productive, flat dryland farm in Merrick County. It has great access right off of Highway 92 and is in the location of multiple elevators and ethanol plants.

LEGAL DESCRIPTION

Pt. East 1/2 Southwest 1/4 Section 6, Township 14 North, Range 8 West

LEASE INFORMATION

Seller has crop for the 2024 season

FSA INFORMATION

Total Cropland Acres: 118.33

Corn - 52.1 Base Acres - 105 PLC Yield

Soybeans - 22.5 Base Acres - 38 PLC Yield

Total Base Acres: 74.6

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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8461	Gayville variant silt loam, rarely flooded	53.71	49.01	0	41	4s
9063	Kenesaw silt loam, 0 to 1 percent slopes	24.75	22.58	0	73	2c
8920	Rusco silt loam, occasionally flooded	15.71	14.33	0	44	2w
6533	Loretto fine sandy loam, 0 to 2 percent slopes	15.42	14.07	0	76	2e
TOTALS		109.59(*)	100%	-	53.58	2.98



TRACT 2



ACREAGE

5 +/- ACRES

133 T ROAD

PALMER, NE 68864

OFFERED AT \$250,000

A hard to find acreage that would be perfect for a family located about a half hour from Grand Island and 10 minutes from St Paul. If you are looking for a country place to raise your kids and a few animals, this place is perfect for you. It has a cozy little 1,232 sq ft 2 bedroom 1.5 bath house that has been partially renovated with numerous outbuildings. Home is occupied by sellers.

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LEGAL DESCRIPTION

Pt. East 1/2 Southwest 1/4 Section 6,
Township 14 North, Range 8 West





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