

319.87 +/- ACRE PASTURE FOR SALE Merrick County, Nebraska



LISTING PRICE
\$1,135,000

If you are looking to expand your cattle herd, come take a look at this tract of pasture. It has an abundance of grass and is split into 2 quarters. This nice laying pasture will support 60 pairs on a normal year and has a solar panel well for water. With these high cattle prices, this property will not disappoint.

Property Directions
Take Highway 14 south out of Fullerton for approximately 6 miles to X Road. Turn west and go 2 miles to 15th Road. The property is located to the Northwest of this intersection.



KRAIG URKOSKI
Farm & Ranch Specialist



Clarks, Nebraska

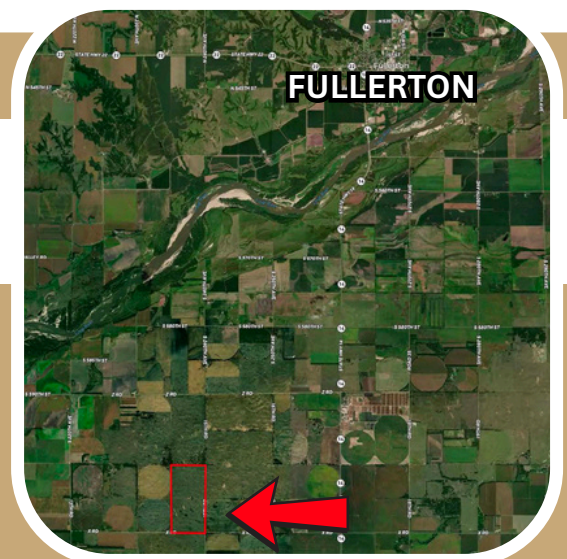


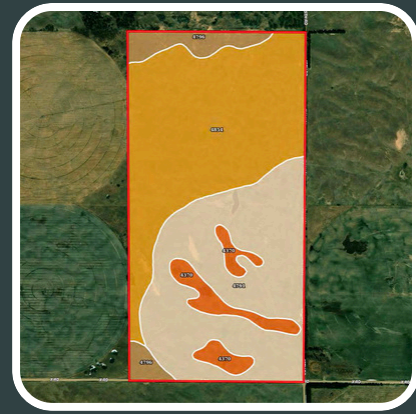
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4854	Valentine-Boelus loamy fine sands, 3 to 9 percent slopes	147.37	46.1	0	31	6e
4791	Valentine fine sand, 3 to 9 percent slopes	129.99	40.67	0	24	6e
4370	Libory loamy fine sand, 0 to 3 percent slopes	22.1	6.91	0	50	3e
4796	Valentine fine sand, 9 to 24 percent slopes	20.19	6.32	0	22	6e
TOTALS		319.65	100%	-	28.9	5.79

Total Acres - 319.87 +/-
Grassland Acres - 313.92 +/-
Other Acres - 5.95 +/-

Legal Description

**East ½ of Section 17, Township 15
North, Range 6 West**

FSA Information

Total Cropland Acres – 314.83
All Grass Acres

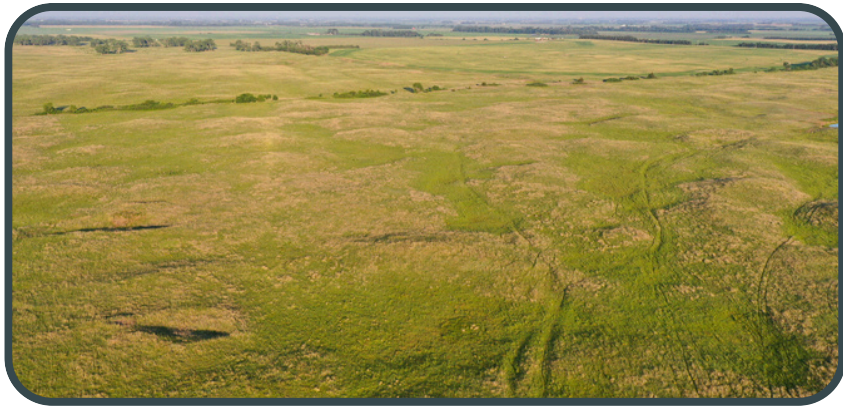
Mineral Rights

**All minerals owned by Seller,
if any, convey to Buyer.**

Property Taxes

\$4,170.90

Leased for the 2025 season.

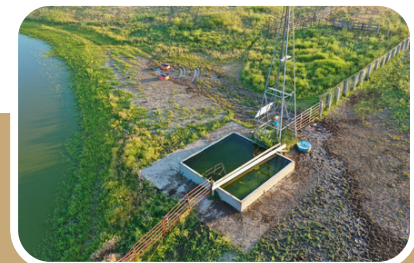


Cattle Equipment

**Solar powered well for livestock water
(G-058279, drilled in 1976, 150 GPM,
20 Static Level, 50 Pumping Level, 54
Well Depth, Located in CPNRD)**

Large cattle tank

Fence in good condition



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