

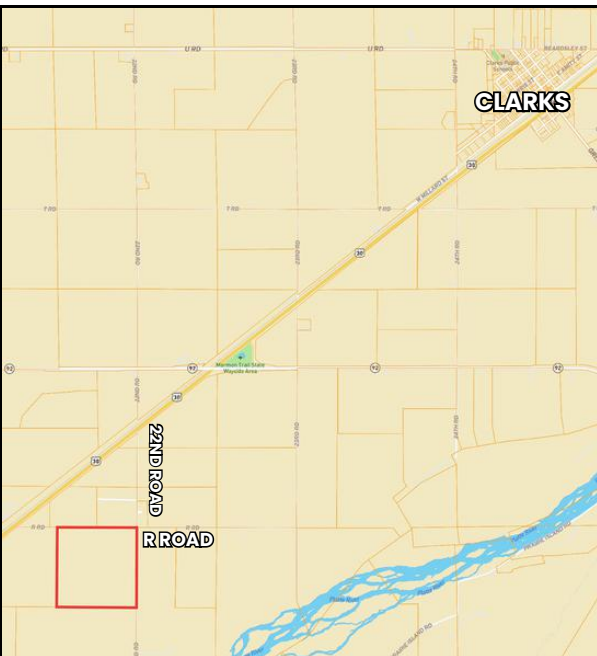


FOR SALE

MERRICK COUNTY, NE

**160.29 +/- ACRES
PIVOT-IRRIGATED FARM**

\$1,500,000



AgWest Land Brokers is proud to offer this nice-laying & highly-productive pivot-irrigated land. Located directly off Highway 30, it has easy access to multiple grain elevators and ethanol plants.

If expanding your operation is in your future plans, come take a look at this tract of land.

DIRECTIONS

Take Highway 30 west of Clarks approximately 2.5 miles. Turn south at 22nd Road for 1 mile to R road. The property is located to the southwest of this intersection.



KRAIG URKOSKI

FARM & RANCH SPECIALIST

CLARKS, NEBRASKA

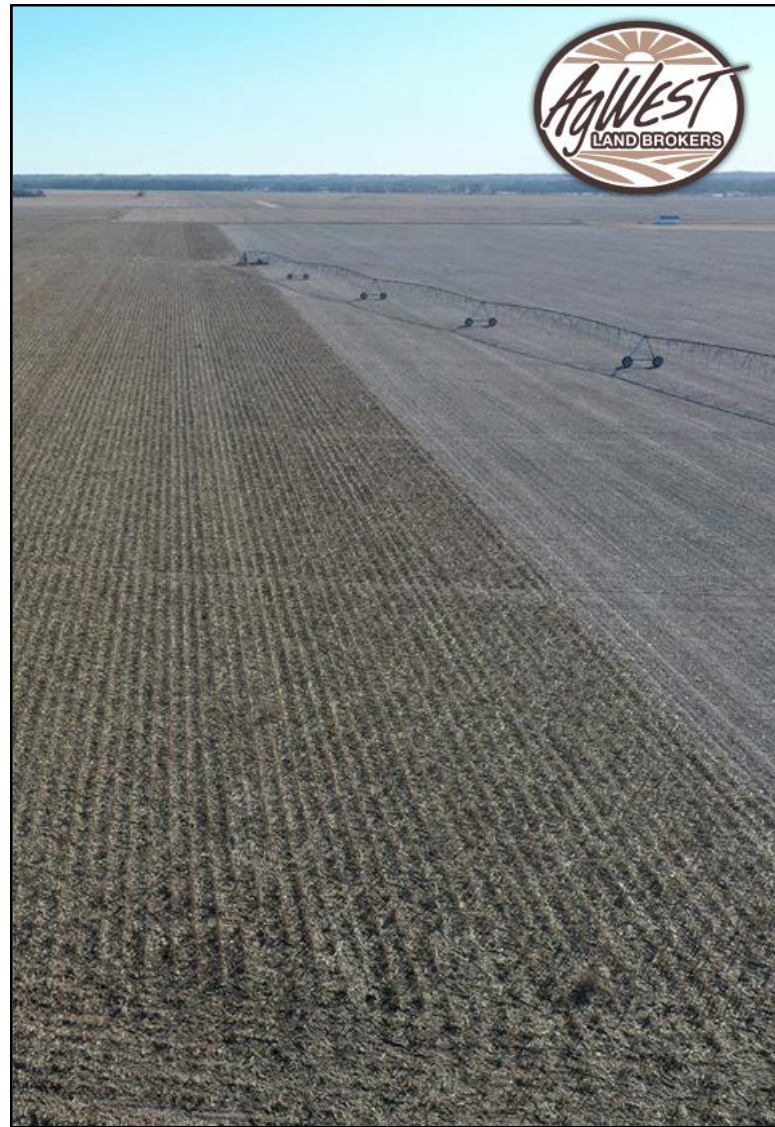
KRAIG.URKOSKI@AGWESTLAND.COM

308.548.8431



MERRICK35

PROPERTY DETAILS



Total Acres 160.29 ±

Irrigated Acres 146.34 ±

Dryland Acres 2.54 ±

Grass Acres 6.43 ±

Other Acres 4.98 ±

Property Taxes - \$ 5,861.32

Legal Description

Northeast Quarter Section 21, Township 14 North, Range 5 West

FSA Information

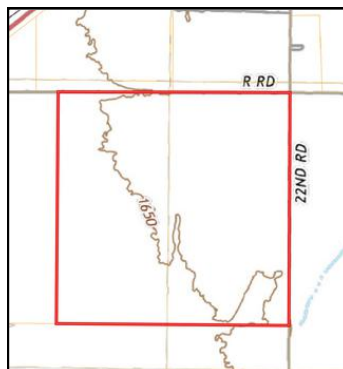
- Total Cropland Acres: 149.3
- Corn - 140.9 Base Acres - 163 PLC Yield
- Soybeans - 5.4 Base Acres - 56 PLC Yield
- Total Base Acres - 146.3

Irrigation Information

- 2017 Reinke Pivot - All Electric with 40hp Motor on Irrigation Well
- Located in the Central Platte NRD
- 146.34 Certified Irrigated Acres

Other Information

- 2-car Garage on the Property
- All Mineral Rights Owned by Seller, if any, to Convey to Buyer



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6529	Janude sandy loam, very rarely flooded	78.96	49.29	0	55	2e
2288	Wann loam, occasionally flooded	49	30.59	0	48	2w
8403	Alda loam, occasionally flooded	21.64	13.51	0	29	3w
3512	Lamo clay loam, sandy substratum, 0 to 1 percent slopes	10.58	6.61	0	69	2w
TOTALS		160.18(*)	100%	-	50.27	2.14