

LAND AUCTION



45.66 AC± | 1 TRACT | MERRICK CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/3/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: MERRICK COUNTY YOUTH & AG EDUCATION CENTER
1784 FAIRGROUNDS ROAD, CENTRAL CITY, NE 68826

Located just 2.5 miles east of Central City in Merrick County, Nebraska, this exceptional property presents a rare opportunity to build your dream rural home or expand your existing farm portfolio. Offering open tenancy after the second hay cutting this year, the land is ready for new ownership and fresh ideas. One of the standout features is the 60x80 Cleary building, constructed in 2000, which sits on a solid concrete floor—currently used for hay storage but versatile enough for equipment, workshop use, or additional storage needs. The property includes an established well, offering immediate utility for irrigation or residential development. Currently, it produces high-quality horse hay known for its top-tier quality and ability to fetch premium pricing in the market. With the current farming contract concluding after this year's second cutting, a new owner will have the freedom to farm, lease, or develop as they see fit, starting next season. What truly sets this property apart is its unique flexibility. A new driveway will be installed at closing, and the buyer will have the rare opportunity to choose its location, allowing for personalized access and layout planning. Properties like this are seldom available in the area, combining strong agricultural potential with the convenience of proximity to Central City. The home is not included in the sale: only 45.66± acres of undeveloped ground and the Cleary building. Call the listing agent for more information.



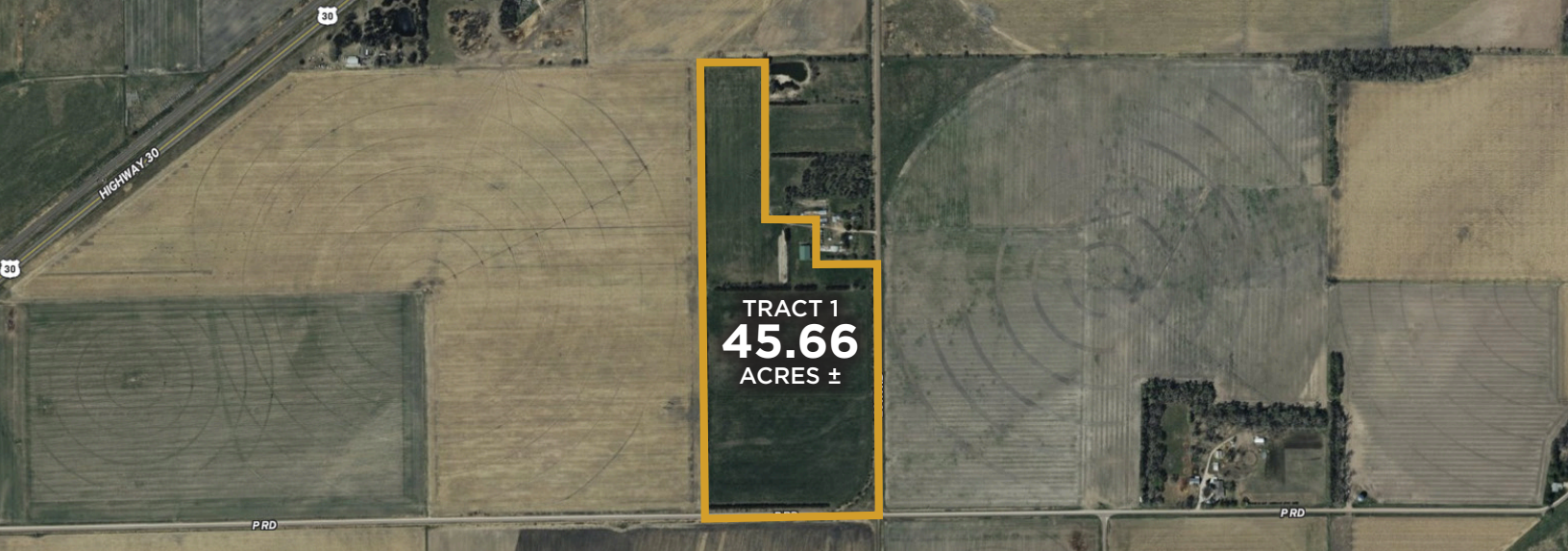
Deeded Acres:	45.66±
Soil Types:	Lamo clay loam, Janude sandy loam, Novina sandy loam, Gibbon loam
Soil PI/NCCPI/CSR2:	63.8 NCCPI
CRP Acres/Payment:	No CRP
Taxes:	\$995.08 - 2025
Lease Status:	Open tenancy after the second hay cutting this year
Possession:	At closing
Survey Needed?:	No
Brief Legal:	Pt E ½ SE ¼ S30 T14N R5W Merrick Co NE
PIDs:	Pt of 001488.00
Lat/Lon:	41.15015, -97.92665
Zip Code:	68826

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TY JOHNSON, AGENT: 308.258.1733 | ty.johnson@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Jason Schendt, Nebraska Broker License # 20100266 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Ty Johnson, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 308.258.1733 | Cody Lowderman, NE Auctioneer, 20130394



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