

LAND AUCTION



160 AC± | 1 TRACT | MERRICK CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/6/25 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: MERRICK CO. ACTIVITY CENTER
1304 16TH ST. CENTRAL CITY, NE 68826

This 160± acre farm in Merrick County features approximately 151.89 acres of farmable land. It is located approximately 4 miles south of Palmer. Accessed via well-maintained gravel roads, the farm includes a dependable well for irrigation, making it suitable for various crops and livestock.

Whether you're an investor or seeking a rural lifestyle, this farm presents a unique chance to own a substantial piece of Merrick County's agricultural landscape.

Schedule a viewing today to discover the potential of this impressive property.

** The property is currently under lease until the end of the 2024 growing season.

** Pivot and Power Units are owned by the tenant.



Tract #:	1
Deeded acres:	160
FSA Farmland Acres:	151.89 farmland, 144.26 cropland. Certified Irrigated acres - 134.47
Soil Types:	Wann loam, Janude sandy loam, Obert silt loam
Soil PI/NCCPI/CSR2:	NCCPI 51.8
CRP Acres/payment:	N/A
Taxes:	7,337.74
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants rights for 2024
Survey needed?:	No survey needed
Brief Legal:	NE ¼ S27 T14N R8W Merrick Co, NE
PIDs:	005761.00
Lat/Lon:	41.15821, -98.21704
Zip Code:	68864

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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