## 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 wellmaintained 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 #: Deeded acres:

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 7,337.74 Taxes:

Lease Status: Open Tenancy for 2025 crop year

Possession: Immediate possession subject to current tenants rights for 2024 No survey needed NE ¼ S27 T14N R8W Merrick Co, NE Survey needed?:

Brief Legal:

005761.00 PIDs: 41.15821. -98.21704 Lat/Lon:

Zip Code: 68864

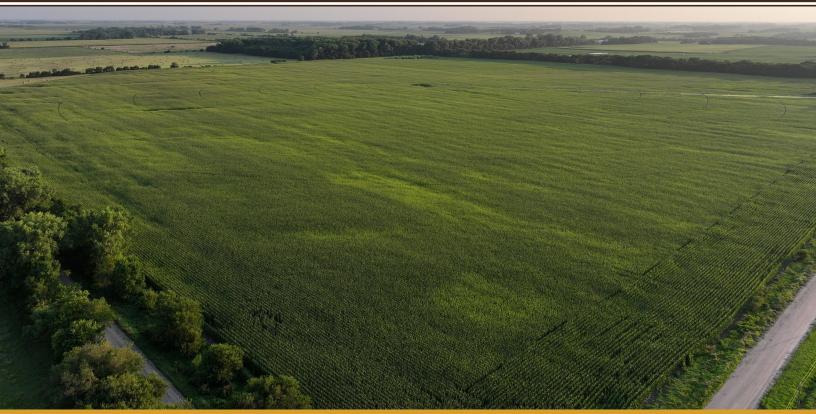
## IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TY JOHNSON, AGENT: 308.258.1733 | ty.johnson@whitetailproperties.com



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COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.