

LAND FOR SALE



Merrick County Recreation

77.80 ACRES | MERRICK COUNTY, NEBRASKA

Don't miss your chance to purchase this well-located farm, only 1.25 miles off of Highway 14 and Highway 92, providing exceptional recreational opportunities!



Adam D. Pavelka, JD

LISTING AGENT:
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View Full Brochure
& Listing



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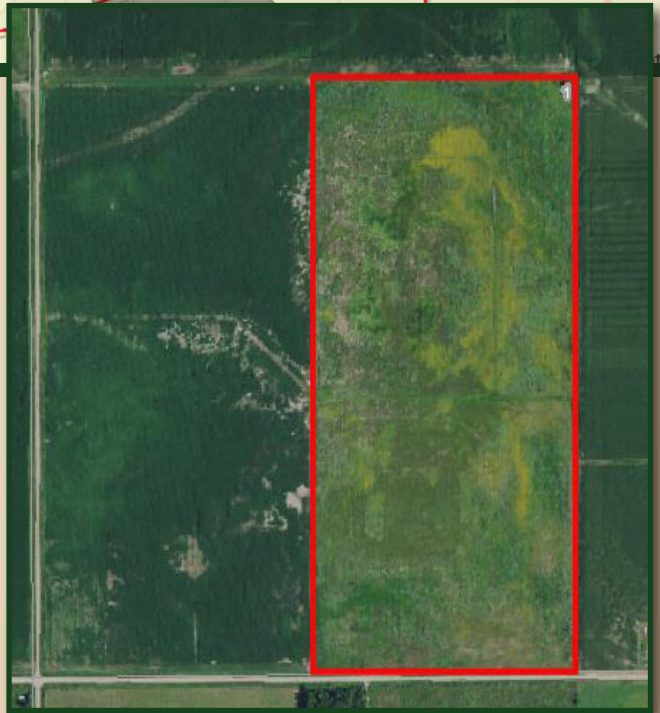
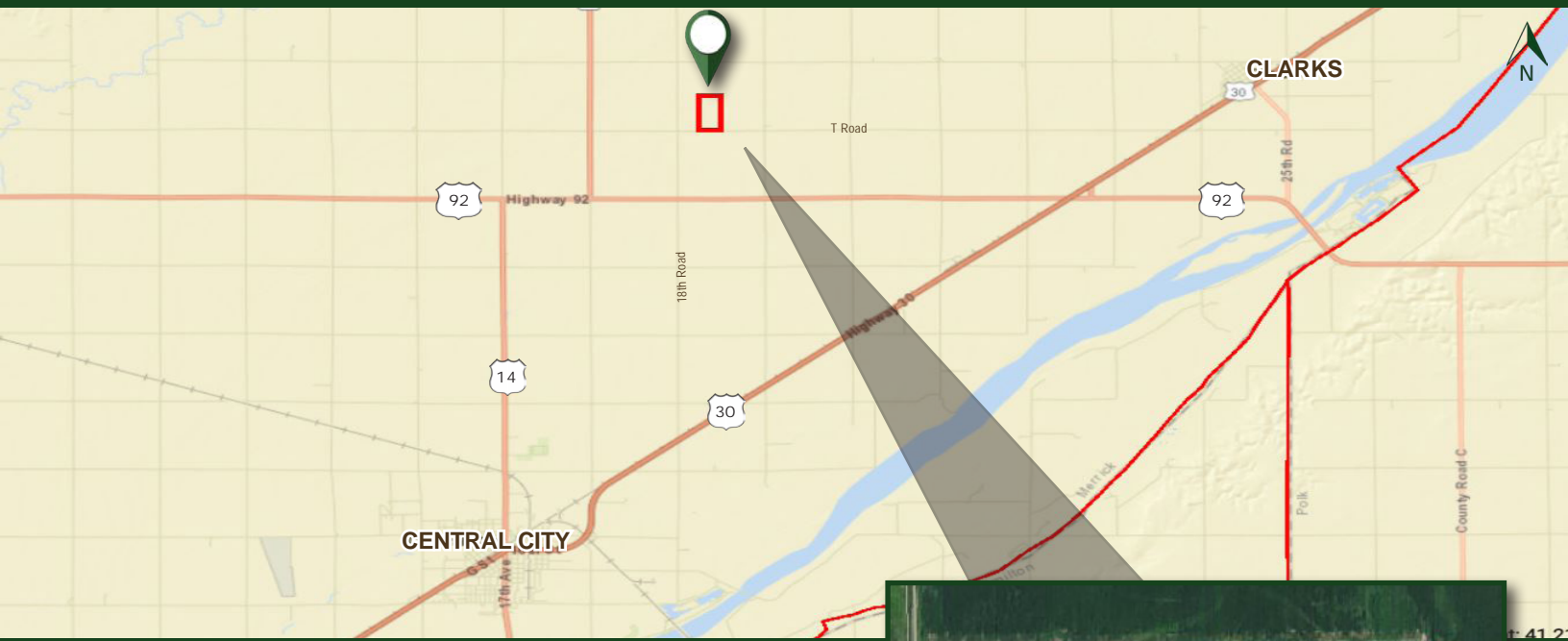
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PROPERTY INFORMATION

LEGAL DESCRIPTION:	The East Half of the Southwest Quarter (E½SW¼) of Section One (1), Township Fourteen (14) North, Range Six (6) West of the 6th P.M., Merrick County, Nebraska.
LOCATION:	<u>From Central City, Nebraska:</u> approximately 1 ½ miles northeast on Highway 30, then 4 ½ miles north on 18th Road, then ¼ mile east on T Road, to the southwestern corner of the property.
ACRES & TAXES:	Tax-assessed Acres <u>77.80 acres</u> 2023 Real Estate Taxes <u>\$451.46</u>
LEASES:	Full possession at closing!
SOILS:	Primary soils on this parcel consist of Gayville-Caruso complex and Lamo-Saltine complex, with slopes ranging from 0-2%.
NRD:	Central Platte Natural Resources District
FSA INFORMATION:	Total Farmland: <u>77.50 acres</u> Total Cropland: <u>77.50 acres</u>
COMMENTS:	This farm is protected by a USDA Conservation Easement that enhances it's wildlife and habitat appeal. The easement allows for hunting, recreation, and the development of a hunting blind. Revenue is provided by hay production coordinated under USDA guidelines to enhance the habitat.

PRICE: **\$200,000.00**







Don't miss this chance to purchase a well-located farm! Protected by a Conservation Easement, allowing for hunting, recreation, and the development of a hunting blind.



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