

LAND FOR SALE



Lonetree Road Farm

78.08 ± ACRES | MERRICK COUNTY, NEBRASKA

Well-managed, Platte Valley irrigated farm with level terrain, great production potential, and excellent underground water supplies.



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LISTING AGENTS:

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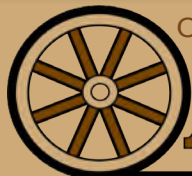
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See Full Online Listing



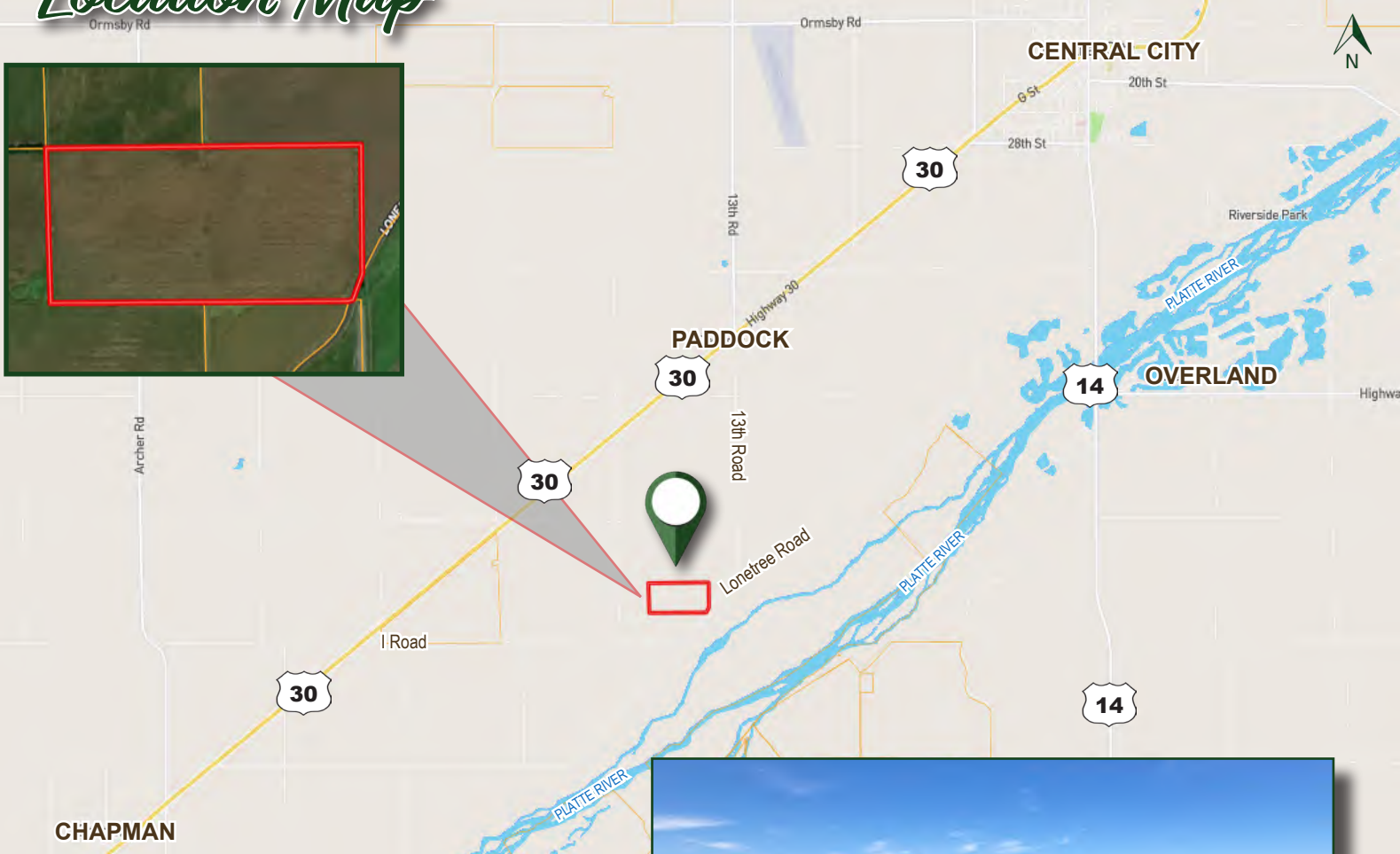
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Location Map



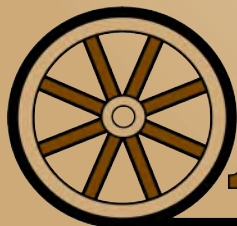
Property Details

LEGAL DESCRIPTION:	The Northwest Quarter of the Southeast Quarter (NW¼SE¼) and the Northeast Quarter of the Southwest Quarter (NE¼SW¼) of Section Thirty-Six (36), Township Thirteen (13) North, Range Seven (7) West of the 6th P.M., Merrick County, Nebraska.	
LOCATION:	From Central City, Nebraska: Approximately 2.5 miles southwest on Highway 30, then 2 miles south on 13th Road, then 0.3 miles southwest on Lonetree Road, to the southeastern corner of the property.	
ACRES & TAXES:	Tax-Assessed Acres <u>78.08 ± acres</u> 2025 Real Estate Taxes <u>\$3,493.60</u>	
LEASES:	Full possession upon closing!	
SOILS:	Primary soils on the property consist of Leshara silt loam and Merrick loam.	
NRD:	<u>77.97</u> certified irrigated acres reported by the Central Platte Natural Resources District.	
WELL INFORMATION:	Well Registration - <u>G-057935</u> <ul style="list-style-type: none"> ● Completion Date - <u>06/10/1977</u> ● Well Depth - <u>52 feet</u> ● Static Water Level - <u>9 feet</u> ● Pumping Level - <u>30 feet</u> ● Column - <u>6 inches</u> ● Gallons/Minute - <u>700 gpm</u> 	
EQUIPMENT:	Underground pipe and Western Land Roller pump/well (<i>tenant owns all other irrigation equipment</i>)	
FSA INFORMATION:	Total Farmland: <u>77.97 ± acres</u> Government Base Acres: <u>Corn - 68.50</u> <u>Soybeans - 8.80</u>	Total Cropland: <u>77.97 ± acres</u> PLC Yields: <u>Corn - 169 bu</u> <u>Soybeans - 50 bu</u>
COMMENTS:	Great water, productive soils, and good county road access combined with excellent access to area markets (including an ethanol plant) makes this farm a phenomenal investment!	
PRICE:	\$775,000.00	





**Well-managed irrigated farm
featuring level terrain, strong
production potential, and abundant
underground water!**



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