

# LAND FOR SALE

## MERRICK COUNTY GRAVITY

**Location:** Approximately 3 1/2 miles northeast of Chapman. Farm located on the corner of 11th and H Road.

**Legal Description:** W1/2 NW1/4 and NW1/4 SW1/4 and SW1/4 SW1/4 Section 2-T12N-R7W of the 6th P.M., Merrick County, Nebraska

**Property Description:** Merrick county assessor indicates a total of 158.79 acres. Farm consists of good quality gravity irrigated cropland, with grain storage.

**Building Improvements:** High Plains Perfection 6,000 bushel storage bin.



**FSA Info:** Merrick County Farm #4063.  
Total cropland - 150.9 acres.  
Government Base Acres:  
    Corn 132.6 acres with direct yield of 117 bu/acre and counter cyclical yield of 153 bu/acre  
    Soybean 12.6 acres with direct yield of 43 bu/acre and counter cyclical yield of 51 bu/acre

**Irrigation Information:** Water for irrigation is provided by four wells equipped with 7.5 and 10.0 hp electric motors. Well depths range from 36 to 43 feet with pumping levels of 25 to 40 feet.  
**The Central Platte Natural Resource District (NRD) indicates 150.9 certified irrigated acres.**

**Soils:** Soils consist primarily of Lex and Gibbon loams, along with LeShara silt loam. Slopes range from 0-2%.

**Taxes:** 2007 Real Estate Taxes - \$3,303.38

**List Price:** \$498,000.00      Cash

**Comments:** This is a productive, well maintained farm located in a strong farming community.

**Contact:** Bart Woodward - (308) 234-4969  
Listing Broker  
[bart@agriaffiliates.com](mailto:bart@agriaffiliates.com)

Bryan Danburg - (308) 380-3488  
Salesperson  
[bryan@agriaffiliates.com](mailto:bryan@agriaffiliates.com)



*Offered Exclusively By:*

**AGRI AFFILIATES, INC.**

*... Providing Farm - Ranch Real Estate Services ...*

*Management · Sales · Auctions · Appraisals*

**KEARNEY OFFICE**  
P.O. Box 1390  
2418 East Hwy 30  
Kearney NE 68848-1390  
[www.agriaffiliates.com](http://www.agriaffiliates.com)  
**(308) 234-4969**  
Fax (308) 236-9776

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Buyers should verify all information, including items of income and expenses.