

# FARMLAND & ACREAGE FOR SALE

**75.12 +/- ACRES | 2 TRACTS | MERRICK COUNTY, NE**



TRACT 2

**Acreage  
Listing Price:  
\$325,000**

**Farm Ground  
Listing Price:  
\$725,000**



TRACT 1



Whether you are looking to purchase your first piece of farmland or expand an existing operation, this high-quality irrigated tract presents an excellent opportunity. The farm features a 2012 Zimmatic seven-tower center pivot, productive soils, and a highly accessible location just off blacktop roads, with convenient proximity to multiple ethanol plants and grain elevators—ideal for efficient input delivery and grain marketing.

For those planning to embrace country living, the adjoining acreage is also available for purchase. It includes a well-situated 2-bedroom home and a spacious 50' x 70' machine shed, offering an outstanding setup for a family farm, rural residence, or headquarters for a growing operation. This combination of productive irrigated ground and a functional acreage creates a rare opportunity to own both quality farmland and a comfortable country base in one location.



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## Tract 1 (Acreage)

**Total Acres (per assessor)** - 3+/-

**Property Taxes (2025)** - TBD

### **Legal Description**

- Part of the West Half of the Northeast Quarter of Section 9, Township 15 North, Range 4 West

### **Property Address**

- 2774 Z Road, Clarks, NE 68628

### **Acreage Details**

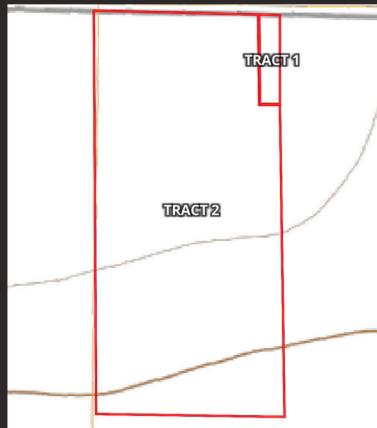
- 2 Bedroom, 1 Bathroom, 1,028 sq. ft. home
- Approximately 50' x 70' machine shed
  - 24' & 14' overhead doors with openers
- Grain bin that holds approximately 14,000 bushels

### **Improvements**

- New septic system in 2022
- New roof and propane tank in 2024
- New windows and shades in 2025

### **Property Directions**

From Silver Creek, take Highway 30 west approximately 1.5 miles to Z Road. Turn right and travel 4.5 miles. The properties are located on the south side of the road.



TRACT 2 72.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3264	O'Neill loam, 0 to 2 percent slopes	51.1	70.08	0	50	2c
3268	O'Neill sandy loam, 2 to 6 percent slopes	11.08	15.19	0	48	4e
3267	O'Neill sandy loam, 0 to 2 percent slopes	7.22	9.9	0	48	3e
6529	Janude sandy loam, very rarely flooded	3.07	4.21	0	60	2e
3156	Brooksburg loam, 0 to 2 percent slopes	0.28	0.38	0	59	2s
8925	Simeon loamy sand, 0 to 3 percent slopes	0.18	0.25	0	30	6s
<b>TOTALS</b>		<b>72.93( )</b>	<b>100%</b>	<b>-</b>	<b>49.91</b>	<b>2.41</b>

## Tract 2 (Farm Ground)

**Total Acres (per assessor)** - 72.12+/-

- Irrigated Acres - 71.20+/-
- Other Acres - .92+/-

**Property Taxes (2025)** - TBD-\$4,295.22

### **Legal Description**

- Part of the West Half of the Northeast Quarter of Section 9, Township 15 North, Range 4 West

### **Irrigation Information**

Located in the Central Platte NRD and has certified irrigation rights for 71.20 acres.

### **Irrigation Equipment**

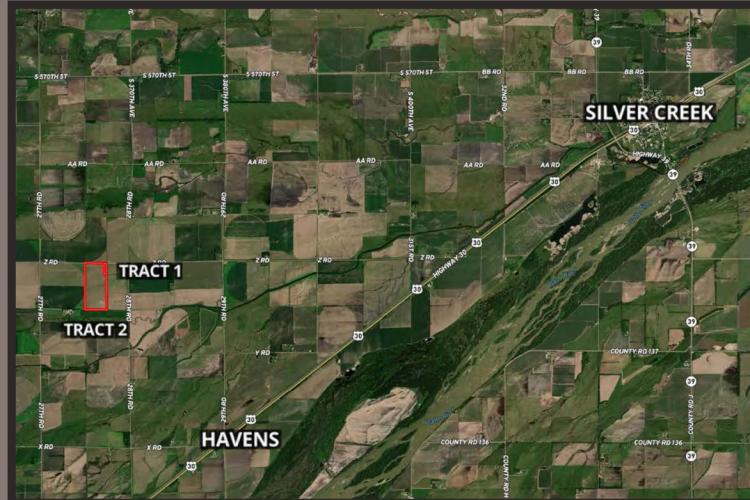
- Well G-171950: drilled 4/30/14, 400 GPM, 44' pumping level, 50' well depth
- Well G-098913: drilled 12/30/98, 600 GPM, 40' pumping level, 50' well depth
- Well G-098914: drilled 12/30/98, 600 GPM, 40' pumping level, 51' well depth
- Well G-098912: drilled 12/30/98, 500 GPM, 45' pumping level, 49' well depth
- 2012 Zimmatic 7 tower pivot, 400 GPM

### **FSA Information**

- Total Cropland Acres: 71.17
- Corn: 70.8 Base Acres - 143 PLC Yield
- Total Base Acres: 70.8

### **Other Information**

- All mineral rights owned by seller, if any, convey to buyer.
- No current leases.



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