

# LAND FOR SALE

Owner: Cherry Hill Farms LLC

## MERRICK COUNTY

156.58 ACRES - Pt SW 1/4 Section 23-13-7

150.13 Tillable Acres - 2025 Real Estate Taxes \$7,141.38



### DESCRIPTION:

156.58 taxes assessed acres located in Pt. SW  $\frac{1}{4}$  23-13-7 Merrick County. 150.13 irrigated acres by 7 tower Valley pivot with swing arm. An improvement site with three grain bins and storage building.

### LOCATION:

Located 4 miles West and 1 and  $\frac{1}{2}$  miles South of Central City. 1 mile North of US HWY 30 along 11th and K Road.

### IRRIGATION INFO: Please visit website.

#### Terms:

-10% paid on day of sale. Balance at closing.

#### Possession:

-Full possession March 1, 2026.

#### Taxes:

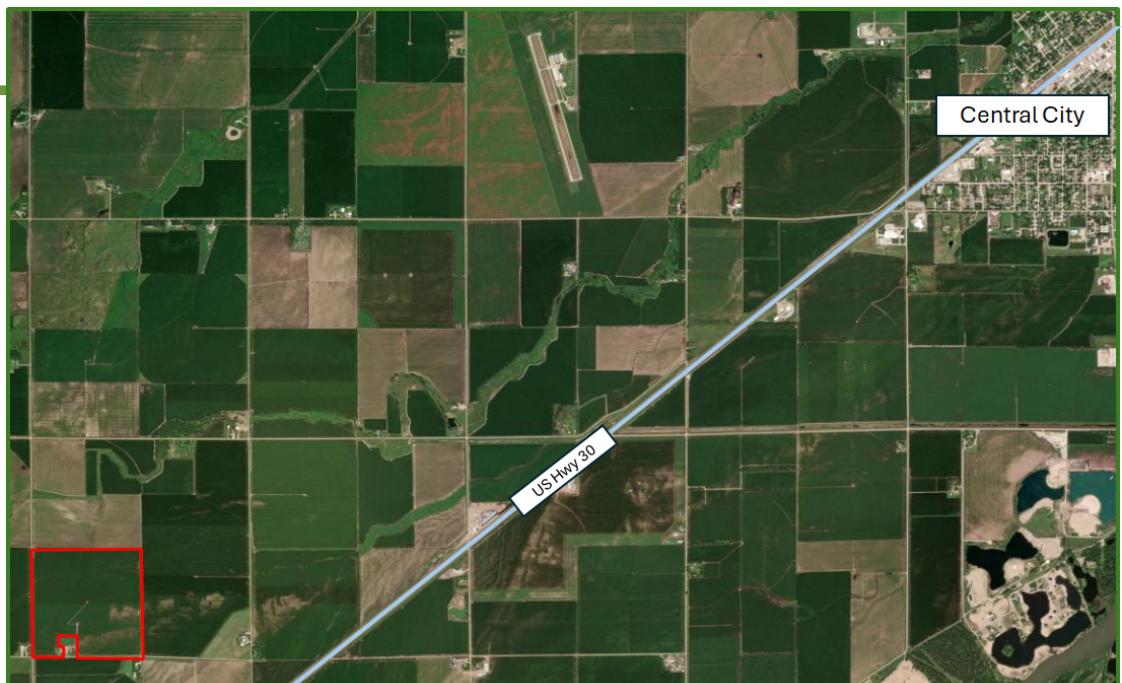
-2025 and all prior taxes will be paid by the sellers.

#### Sale Approval:

-Seller reserves the right to accept or reject all bids.

#### 2025 Income:

-Seller will receive all 2025 income.



All announcements day of sale take precedence over printed material. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. The prospective buyer shall verify all information contained herein.

*Call The Austin Company for information!*



**The Austin Company**

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