

SCOTTS BLUFF COUNTY IRRIGATED FARM



**155.21
TAXED ACRES**

**SOUTH & EAST
OF LYMAN, NE**

LOCATION: From Lyman, Nebraska, follow Hwy 92 for 1/4 mile east, 3 miles south, & 2-1/2 miles east to CR 6. Intersection of Hwy 92 & CR 6 is the southwest corner of the property.

Productive 155.21 Taxed Acre Farm for Alfalfa, Beets, Corn and other crops associated with the area. This Farm is in a good state of production. The land has been under difficult circumstances for the last couple years but will make someone a nice farm! Highway access! Very suitable for Hay or Sugar Beets!

The farm is irrigated by a 1990s model Lockwood Center Pivot with 7 towers that covers approximately 125.4 acres (not full circle). The pivot had "Field Net" control installed in 2020 and has been kept in good operating condition. There is a 2.16 acre Tract not included near the center of the east side.

Note: The picture shown is from the Fall of 2020 just before harvesting edible beans.

LEGAL DESCRIPTION: SE1/4 Section 18 in Twp. 22 North, Range 57, West of the 6th P.M., Scotts Bluff Co., NE.

2019 REAL ESTATE TAXES: \$5,794.26. Assessor shows 127.23 total irrigated (101 acres Class 1A1 soils), 19.13 acres Dry-land Farmground, 7.37 acres grass and 1.48 acres in roads.

IRRIGATION TAX: The water is supplied to the Farm by Gering/Fort Laramie Irrigation District. The 2021 Irrigation O & M will be \$4,321.50 at \$32.25 per acre on 134 acres of water right.

Seller agrees to pay customary closing costs and taxes to December 31, 2020. The Buyer will assume the 2021 Real Estate Tax

FARM SERVICE AGENCY: Total DCP Cropland 152.09 acres. 50 acres corn base. PLC yield 120 bu..

SOILS: Primarily Mitchell Silt loam soils. With 74.9% of the farm 0to 1% slope

TITLE: The Seller's will convey property by Warranty Deed supported by Title Insurance, showing good and merchantable title at a cost of one-half to Seller and one-half to Buyer.

MINERALS: The Sellers are reserving No Mineral Interest.

POSSESSION: Buyer will have full possession for the 2021 crop year. Tenant's rights may not have expired on closing.

Asking Price: \$425,000.00

For information call Sandy Schneider (Listing Agent) at 308-631-4257, see www.farmauction.net, or call our office at 308-262-1150.

Note: This information was obtained from sources deemed to be reliable, but is not guaranteed. Interested parties should and are expected to conduct their own analysis. All Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents.



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