

LAND FOR SALE

115.15+/- Acres • Scotts Bluff County, Nebraska

Offered at \$287,500

Highlights:

- Expiring CREP acreage
- Potential pivot irrigation development
- Remaining CREP payments to Buyer
- Great production potential
- Excellent access north of Mitchell



Property Location: Two miles north of Mitchell, Nebraska.

L-1900572



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For additional information, please contact:

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Property Information

Legal Description:

PT W $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska.

Property Description:

Possible productive North Platte Valley expiring CREP ground into development and conversion of pivot irrigated farm, located north of Mitchell, Nebraska. Includes 93 acres of irrigation water rights supplied through the Pathfinder Irrigation District to develop a new 85 acre pivot irrigated farm. Property is currently enrolled in CREP farm program with two payments to the new owners if sold by January 1, 2020. **Great opportunity**

for an irrigated land investment or to expand a current valley operation.

Farm Data:

Cropland 115.15 acres

2018 Taxes:

Real Estate • \$6,977

Pathfinder Irrigation District annual ditch assessments • \$5,703

Price:

\$287,500



Aerial Photo



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|---|-------|-------|------|
| 1575 | Dix-Bayard complex, 6 to 20 percent slopes | 48.8 | 41.78 | 6s |
| 1303 | Bayard fine sandy loam, 9 to 20 percent slopes | 0.2 | 0.19 | 6e |
| 1714 | Otero-Bayard fine sandy loams, 6 to 9 percent slopes | 15.2 | 13.04 | 4e |
| 1301 | Bayard fine sandy loam, 3 to 6 percent slopes | 50.1 | 42.85 | 4e |
| 5902 | Alice fine sandy loam, 3 to 6 percent slopes | 0.3 | 0.26 | 4e |
| 1549 | Dailey and Valent loamy fine sands, 0 to 3 percent slopes | 1.2 | 1.03 | 4e |
| 5901 | Alice fine sandy loam, 0 to 3 percent slopes | 0.2 | 0.13 | 3e |
| 5928 | Blueridge-Bayard complex, 6 to 20 percent slopes | 0.8 | 0.72 | 6s |
| TOTALS | | 116.9 | 100% | 4.85 |

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.