LAND FOR SALE

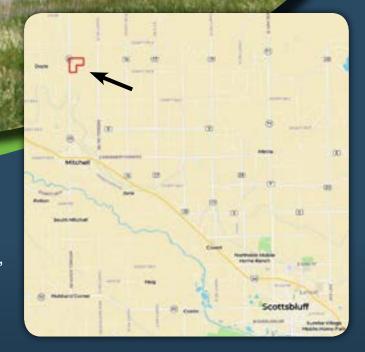
115.15+/- Acres • Scotts Bluff County, Nebraska

Offered at \$287,500



- 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:

Coy Fisher, Farm Manager/Agent Sidney, Nebraska Business: (307) 630-1318 CFisher@FarmersNational.com www.FarmersNational.com/CoyFisher



Property Information

Legal Description:

PT W½SW¼, NE¼SW¼ 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 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.