

LAND FOR SALE

Mitchell Valley Farm



Location:

3 miles west of Scottsbluff, Nebraska on Hwy 92, south 1 1/2 miles on County Road 17.

Legal Description:

N1/2 Section 36-T22N-R56W of the 6th P.M., Scotts Bluff County, Nebraska.

Acres:

320 tax assessed acres

Taxes:

2013 taxes payable in 2014 - \$7,925.82

FSA Info:

252.13 Ac. DCP Cropland - 205.95 Ac. Irrigated, 46.18 Ac. Dryland, 59.18 Ac. in grass & 11.24 Ac. in building site; 87.3 Ac. Corn base at 120 Bu yield.

Water:

This property has 271 acre water allocation from the Gering/Ft. Laramie Ditch. There are 130 acres pivot irrigated with a 7-tower 2008 Reinke Pivot, a Nelson SR100 end gun and Nelson rotator sprinkler heads. There is a 25 HP electric booster pump at the pivot. The balance of the irrigated ground is flood irrigated with gated pipe.

Soils:

74.0% Class II & III Mitchell silt loams; 19% Class IV Mitchell & Keota silt loams.

Improvements:

There is an eleven acre building site with electricity and a submersible well. The two houses are considered uninhabitable at this time.

Price:

\$1,050,000

Comments:

This property is located just north of the Wildcat Hills and has a scenic, panoramic view of the valley, Wildcat Hills, and Scottsbluff National Monument. This property has excellent access to Highway 92 on gravel Rd 17. There is an abundance of deer and many trophy mule deer have been harvested on this property. There are turkeys, pheasants, and fields offer ground pit locations for geese. Currently, corn, beans and beet crops are being grown on this farm. Alfalfa has previously been grown as well.

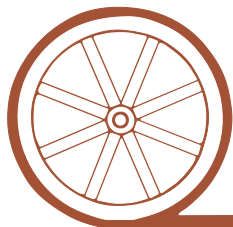
Contact:

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Offered Exclusively By:



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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

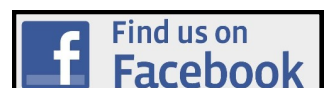
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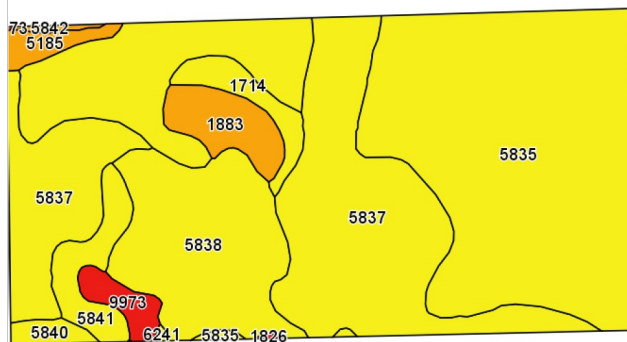
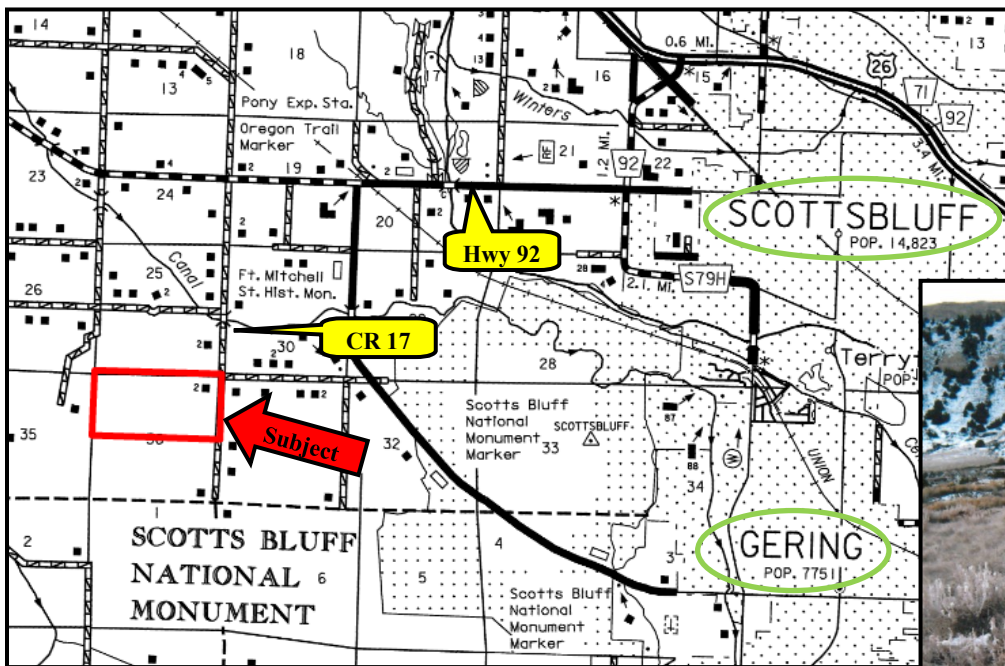
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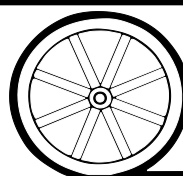
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
5835	Mitchell silt loam, 1 to 3 percent slopes	146.63	46.7%		IIIe	IIe
5837	Mitchell silt loam, 3 to 6 percent slopes	85.93	27.3%		IIIe	IIIe
5838	Mitchell silt loam, 6 to 9 percent slopes	41.83	13.3%		IVe	IVe
1883	Valent and Dwyer loamy fine sands, rolling	10.41	3.3%		VIe	
5841	Mitchell silt loam, thin, 6 to 9 percent slopes	9.95	3.2%		IVe	IVe
1714	Otero-Bayard fine sandy loams, 6 to 9 percent slopes	7.04	2.2%		IVe	IVe
9973	Badland	4.66	1.5%		VIIIe	
5185	Keota-Epping silt loams, 6 to 9 percent slopes	3.98	1.3%		VIe	IVe
5840	Mitchell silt loam, thin, 1 to 6 percent slopes	2.75	0.9%		IIIe	IIIe
5842	Mitchell silt loam, thin, 9 to 20 percent slopes	0.73	0.2%		VIe	
6241	Keota silt loam, 3 to 6 percent slopes	0.24	0.1%		IVe	IVe
1826	Sulco complex, 9 to 60 percent slopes	0.13	0.0%		VIIe	

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