

MLS Associated DOC
David & Natalie Jenkins Ranch
200481 Stegall Road
Lyman, NE 69352

Legal Description:

E½ and E½W½ and Lots 1, 2, 3 and 4, all in Section 7; and the W½ of Section 8, Township 20 North, Range 57 West; and the E½ of Section 12, Township 20 North, Range 58 West, all in Scotts Bluff County, Nebraska.

Ranchland:

2 sections less highway easement (1,252.09 acres)
Highway underpass for livestock
6 areas of cross-fencing
Hundreds of mature trees on drip system
Numerous steel gates, panels and traditional four-wire fencing

Water Systems:

Former site of Murray Lake located on NE corner of property (headwaters of Pumpkin Creek)
5 windmills with multiple water tanks
2 electric wells

Outbuildings:

70 x 40 Morton Building (insulated with grain package and overhead garage door openers)
Steel Grainary
3,024 square foot loafing shed with new steel roof
Corrals with branding and loading chutes

House (remodeled in 1997 - plumbing, electrical, septic system, windows, interior and exterior)

1,296 square foot fully finished main level
1,064 square foot fully finished basement
4 bedrooms
1 ¾ bathrooms
Main floor utilities
Fireplace (in basement level used for backup heat during power outages)
All-electric heat
All-house fan
Air conditioning (Mini Mitsubishi)
2 water heaters (60-gallon electric; 40-gallon propane)
2 ceiling fans
Refrigerator, dishwasher, range/oven, microwave and dishwasher (washer and dryer not included)
Big-Screen Mitsubishi TV
320 square foot elevated covered front porch with brickwork
Automatic underground sprinkling system
2 antique lamp posts on lighting timers
1,000 gallon propane tank
New roof in 2011

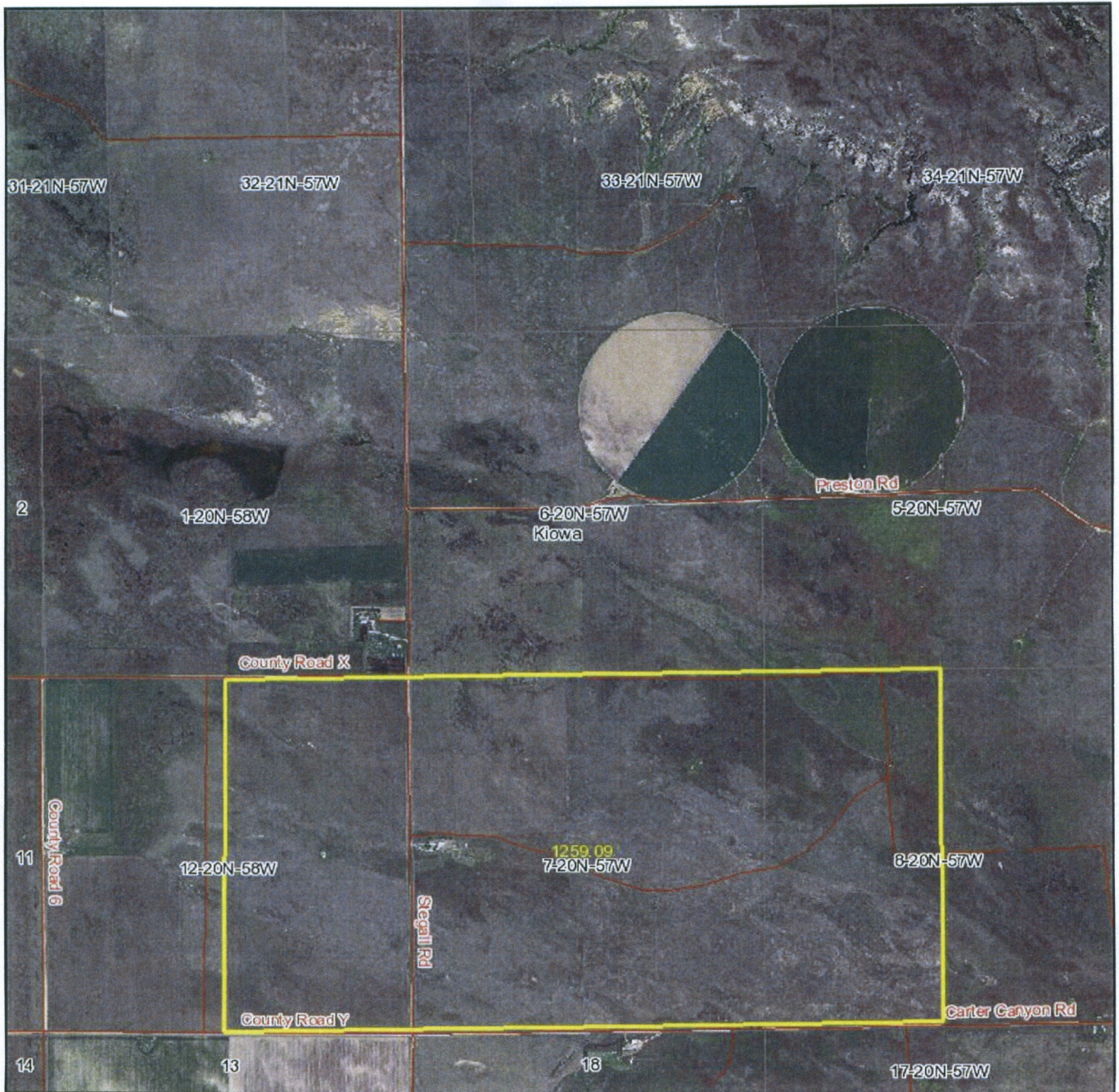
Property Tax:

2011 taxes paid in full - \$6,039.22

Average Utilities:

Wyrulec \$157.00 Panhandle Coop Propane \$80.00

JENKINS RANCH



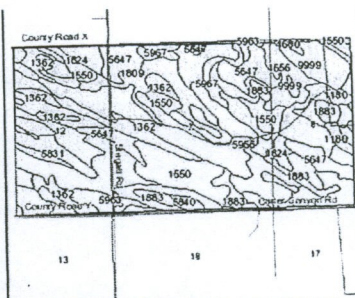
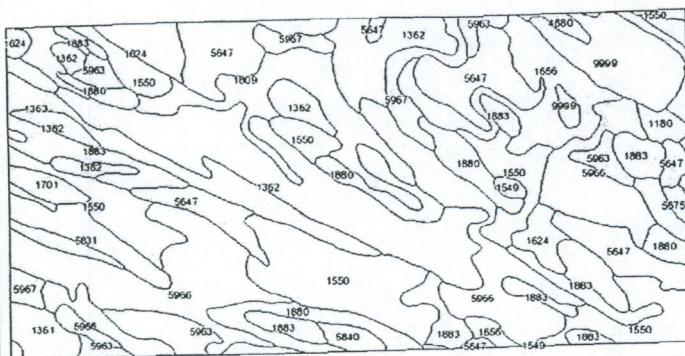
map center: 41° 43' 55.26, 103° 56' 20.98
scale: 27976

7-20N-57W
Scotts Bluff County
Nebraska



Topographic map of the Pumpkin Creek area in the Grand Staircase-Escalante National Monument. The map shows a grid of sections 1, 2, 5, 11, 12, 13, 14, 17, 18, 32, 33, and 34. Key features include County Road X, County Road Y, Stegall Rd, Kowal, and Carter Canyon Rd. A shaded area represents the headwaters of Pumpkin Creek, with an arrow pointing to it. The map also shows various elevation contours and section numbers.

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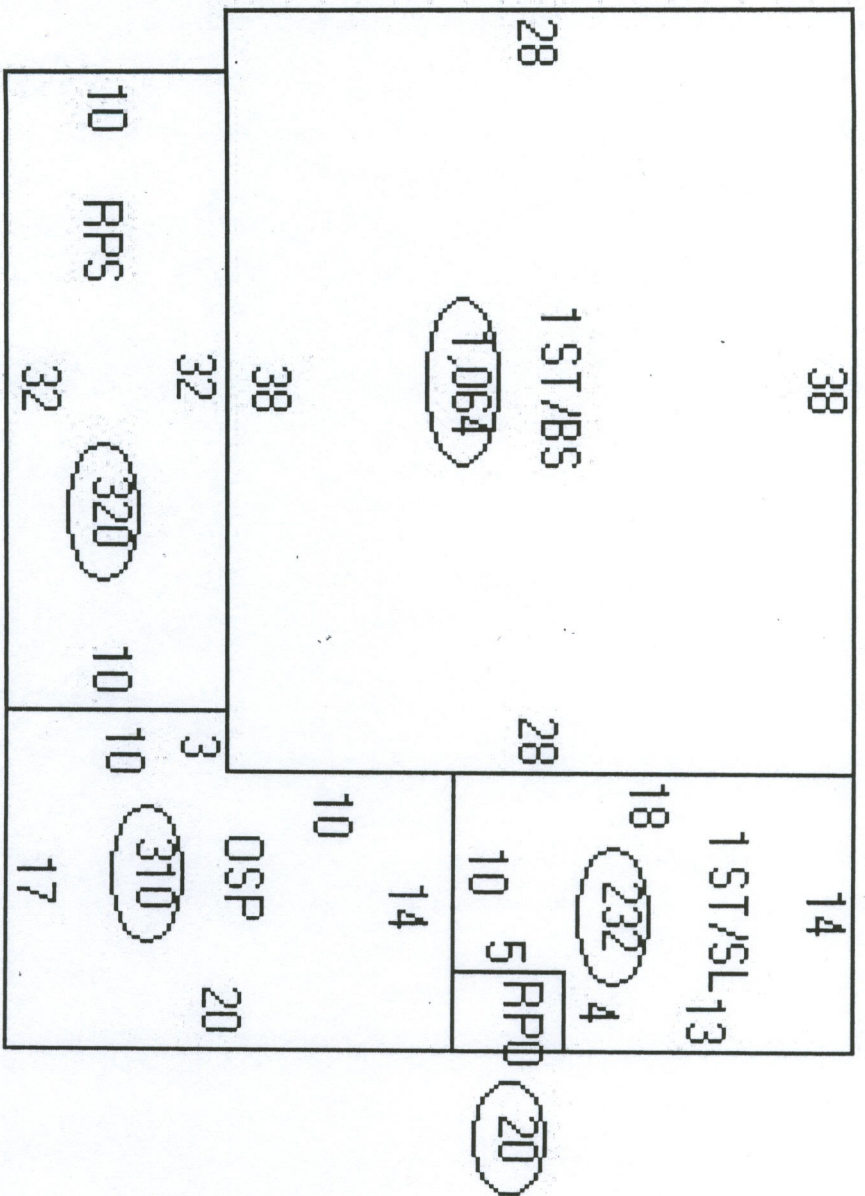


State: **Nebraska**
 County: **Scotts Bluff**
 Location: **007-020N-057W**
 Township: **Kiowa**
 Acres: **1295.6**
 Date: **4/3/2012**



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Pasture	Pasture Irrigated	Win whe
5966	Jayem fine sandy loam, 3 to 6 percent slopes	198.5	15.3%	IVe	IIIe	1584	43	4	125	0.9	6.5	
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	196.1	15.1%	Ile	Ile	1700	51	5.2	125	1.4	9.7	
1550	Dailey and Valent loamy fine sands, 3 to 6 percent slopes	187.3	14.5%	Vle	IVe	1656	18	3.1	110		4.8	
5647	Janise soils, rarely flooded	125.3	9.7%	Vis		2574	15					
1883	Valent and Dwyer loamy fine sands, rolling	90.4	7.0%	Vle		1734	17					
1880	Valent and Dwyer fine sands, rolling	71.1	5.5%	Vle		1734	17					
5963	Jayem fine sandy loam, 1 to 3 percent slopes	60.7	4.7%	IIIe	Ile	1600	44	4.4	130	1	8	
1656	Laird fine sandy loam, 0 to 2 percent slopes	60.4	4.7%	IVs	IVs	1485	14	4.5	90	0.8	6.3	
1809	Satanta fine sandy loam, 1 to 3 percent slopes	60	4.6%	IIIe	Ile	1500	55		130	1.3		
9999	Water	49.3	3.8%			0	0					
1363	Bridget very fine sandy loam, 3 to 6 percent slopes	42.9	3.3%	IIIe	IIIe	1683	50	4.8	130	1.2	8	
1624	Keith loam, alkali substratum variant, 0 to 3 percent slopes	31.7	2.4%	IVs		1300	48			0.8		
5967	Jayem fine sandy loam, 6 to 9 percent slopes	31.3	2.4%	IVe	IVe	1600	41	3.3	120	0.7	5.9	
5831	Mitchell fine sandy loam, 0 to 3 percent slopes	24.3	1.9%	IIIe	Ile	1300	45	5.1	125	1.3	9.4	
1361	Bridget very fine sandy loam, 0 to 1 percent slopes	17.2	1.3%	IIc	Ile	1693	53	5.5	140	1.5	10	
1180	Las Animas fine sandy loam, occasionally flooded	15.5	1.2%	IIIw	IIIw	2475	37	4.7	115	2.5	8	
1701	Otero fine sandy loam, 1 to 6 percent slopes	10	0.8%	IVe	IIIe	1485	40	4	125	0.9	8	
4680	Marlake, frequently ponded	8.4	0.6%	VIIIw		0	2					
5840	Mitchell silt loam, thin, 1 to 6 percent slopes	7.5	0.6%	IIIe	IIIe	1300	46	4.1	130	1.1	6	
5675	Yockey loam, occasionally flooded	3.7	0.3%	IVs	IIIs	2871	11	4.3	100	2.1	6.3	
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	3	0.2%	IVe	IVe	1584	18	3.3	115	0.8	5.3	
1008	Bankard loamy fine sand, wet variant	1	0.1%	IVw	IVw	0	14	2.9	80	1.9	6.3	
Weighted Average						1652.6	32.2	2.8	85.4	0.7	4.8	1



HOUSE REMODELED COMPLETELY DOWN TO THE STUDS IN 1997

New Roof 2011
New Water Heater
2011