

LAND FOR SALE

Castle Rock Estate



Location:

9 miles east of Gering, Nebraska or 1 mile east of Melbeta, Nebraska on the south side of Hwy. 92. The house is located on the south end of the property at 300084 CR T.

Legal Description:

Part of Lot 4, Part of E1/2SE1/4, and accretion (South of Hwy. 92) in Section 19; Part of Lot 3 and 4, Part of S1/2SW1/4 (South of Hwy. 92) in Section 20—T21N—R53W of the 6th P.M., Scotts Bluff County, Nebraska.

Acres:

153.41 tax assessed acres.

Taxes:

\$3,601.60 for 2010.

Land Use:

91 acres irrigated cropland, 51 acres of irrigated pasture and 11 acres for the homesite.

FSA Info:

91.2 cropland acres. 36.5 acres Corn base at 115 bushels direct yield.

Water:

151 acres of surface water rights with Castle Rock Irrigation District. \$1,553 for 2010.

Improvements:

Built in 2001, this 1,740 sq. ft. 3 bedroom, 2 bath all steel constructed house has Pella windows with built-in blinds, in-floor radiant heat and air conditioning. The master suite has a Jacuzzi tub, granite tile, glass block shower, porcelain floors and a walk-in closet. The kitchen has granite tile counters, hickory cabinets, bar-counter, and porcelain floors. Brushed nickel lighting was installed throughout the house.

Price:

\$675,000

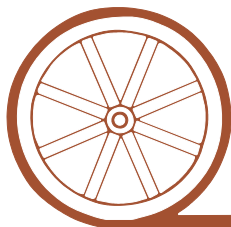
Comments:

This property includes a newer home, farm and pasture income, and hunting all in a great location.

Contact:

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Roger Luehrs, Mike Polk, Loren Johnson, Bruce Dodson and Jerry Weaver.

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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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.

Back Patio



Great Room



Granite Tile
Kitchen
Countertops/
Porcelain
Floors



Hickory
Kitchen/
Laundry
Cabinets



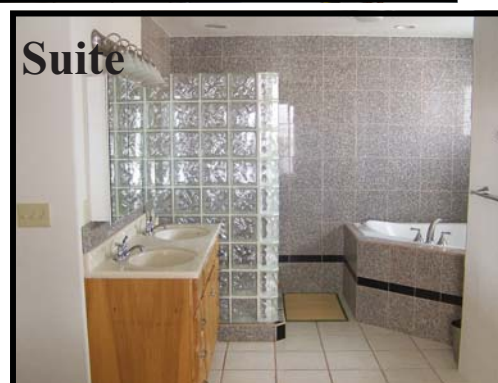
Dining Area



Master



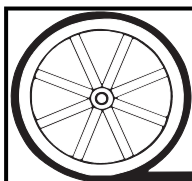
Suite



Office/Bedroom

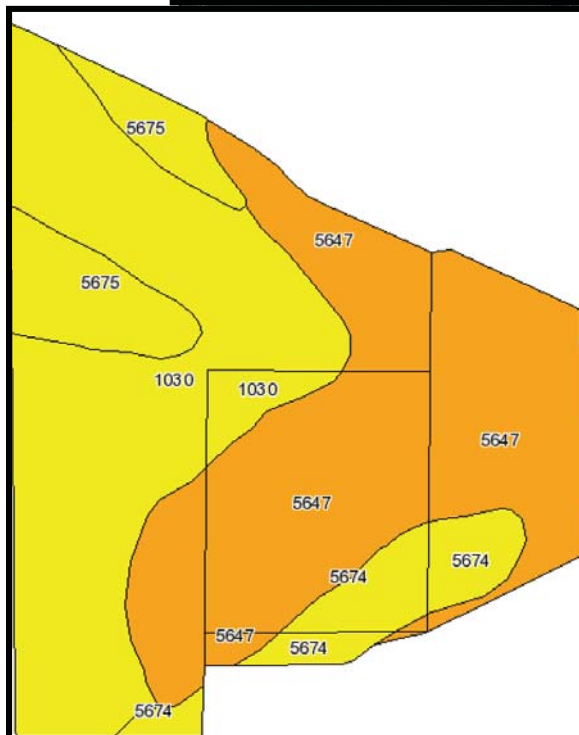
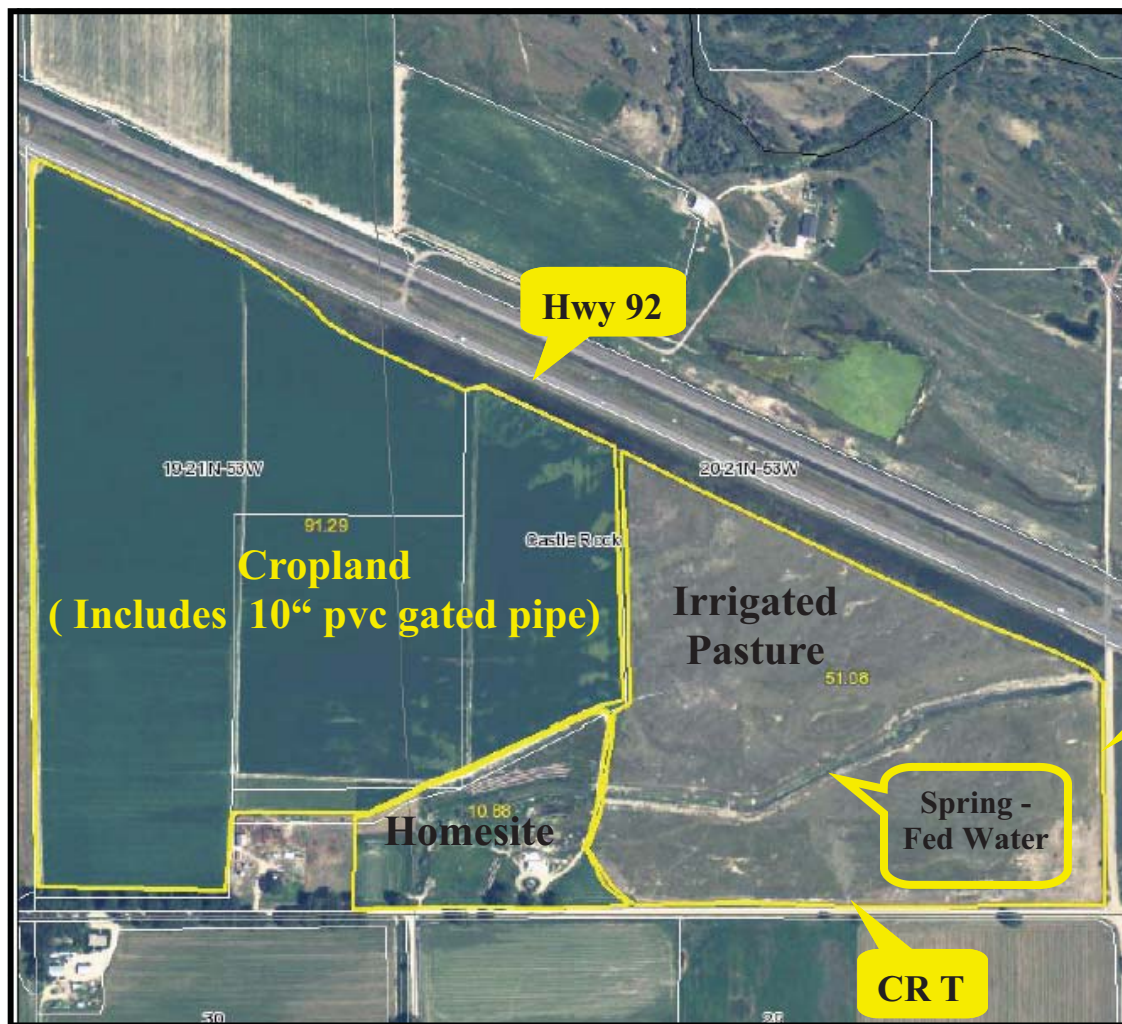


Bedroom with Attached Bathroom

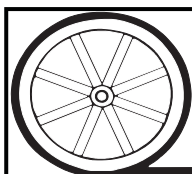


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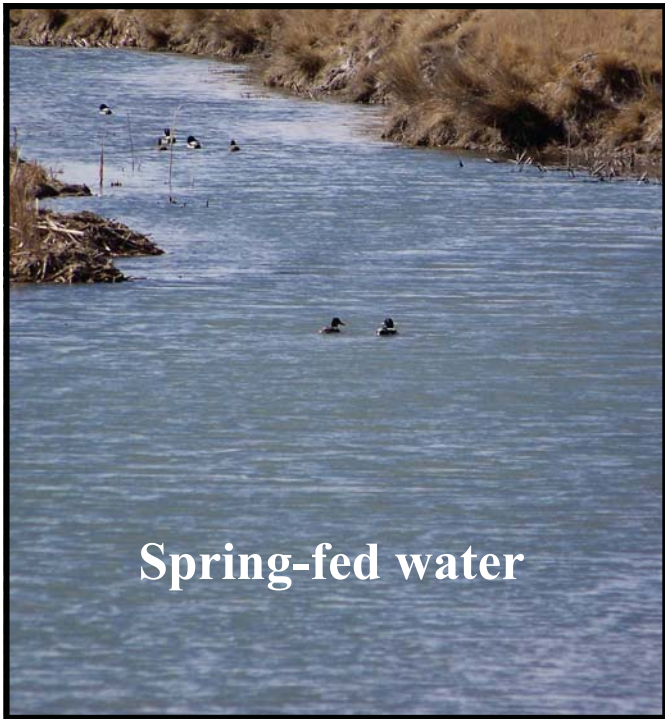
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Pasture	Winter wheat
5647	Janise soils, rarely flooded	41.1	43.5%		Vls		15		
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	37.2	39.5%		Ille	Ile	28	1.2	30
5675	Yockey loam, occasionally flooded	8.6	9.1%		IVs	Ills	11	2.1	29
5674	Yockey fine sandy loam, occasionally flooded	7.4	7.8%		IVs	Ills	11	2	27
Weighted Average							19.4	0.8	16.6



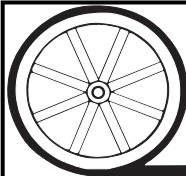
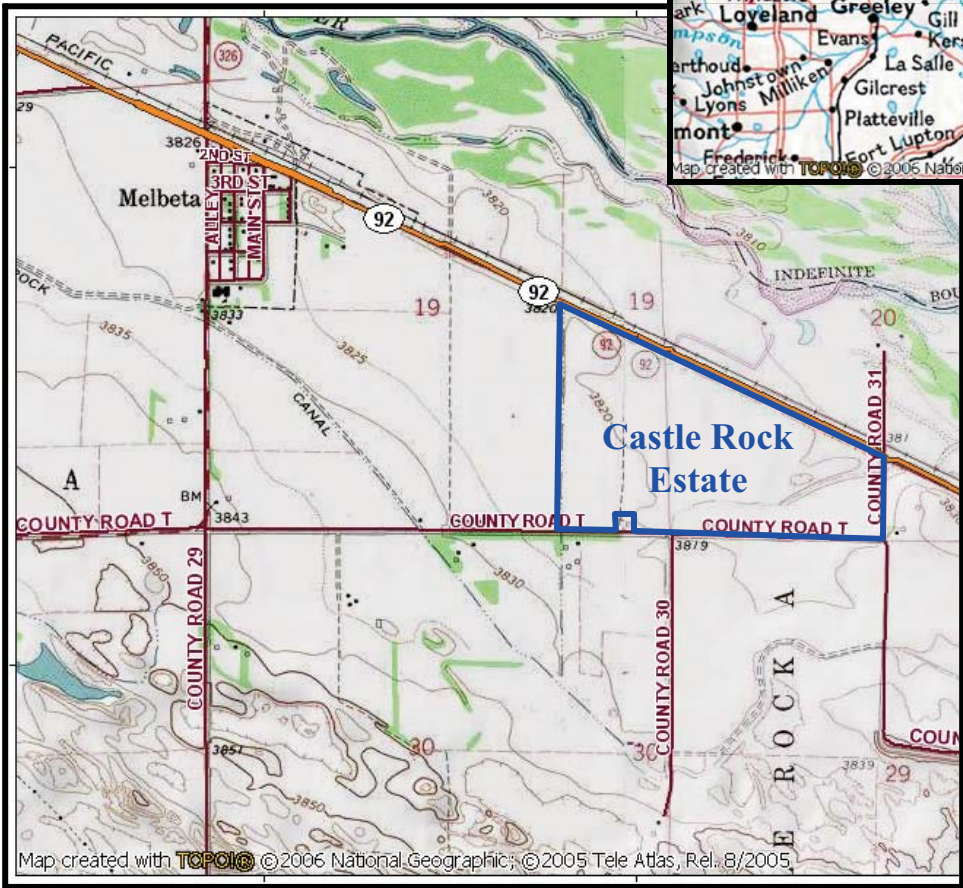
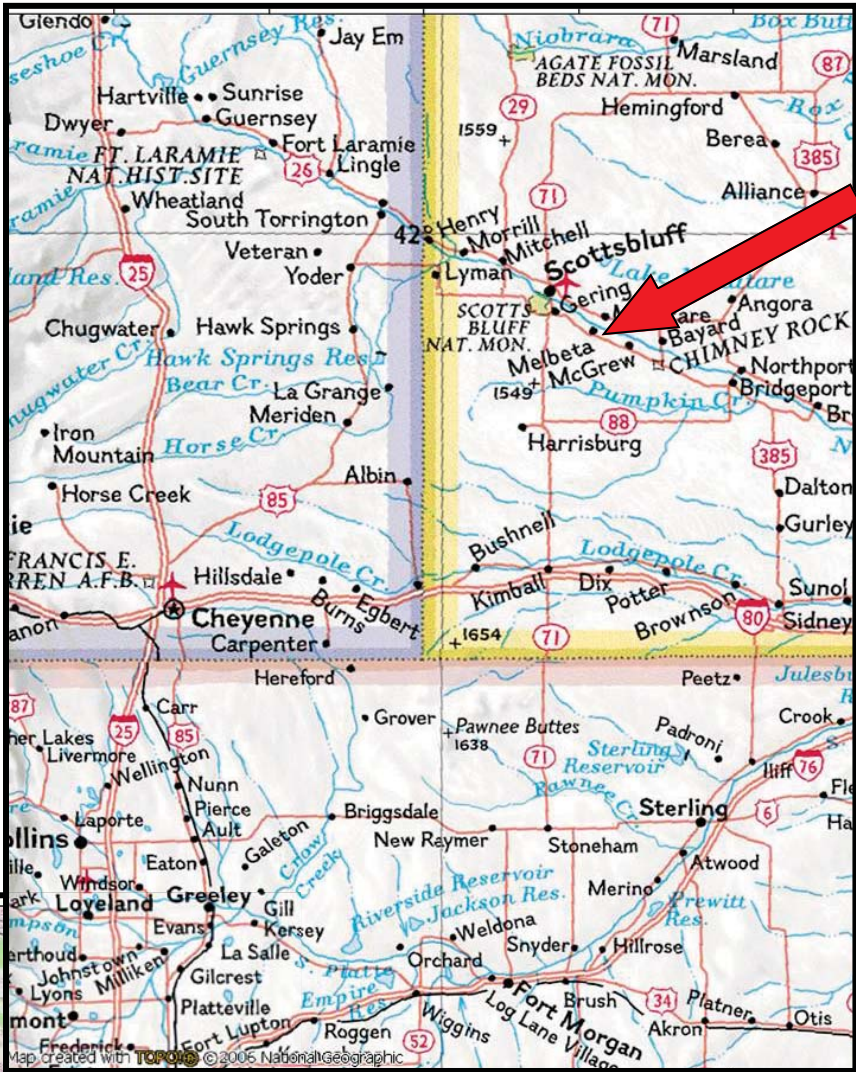
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Spring-fed water



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