

LAND AUCTION

WINTER CREEK DUCK CABIN AND FARM

186 ± ACRES in Scotts Bluff County, Nebraska

LIVE WEBCAST

Thursday, October 5th, 2023 @ 1:24 pm MDT

LOCATION: North of Scottsbluff on Sugar Factory Road 6 miles to County Road 27, then 7 miles East on Lake Minatare Road to County Road 27, then South 1 mile to County Road G, then West ½ mile to Property entrance.

The Winter Creek Duck Cabin and Farm is located north and east of Scottsbluff, Nebraska and 2.5 miles West of Lake Minatare in the heart of the Western Nebraska Waterfowl Mecca and very productive farm country. This property will be sold in 2 tracts - the Duck Cabin & a nice irrigated farm.

The Cabin & Recreational property features Winter Creek, a distinctive spring feed creek which never freezes and runs all year long. Duck hunters that are familiar with hunting Western Nebraska know how great the hunting can be when the snow starts to accumulate and you have a place that has warm spring fed water flowing for those mallards to dive into. This is the spot you want to be hunting on a cold day!

Along with the spectacular waterfowl hunting the farm has the potential for future development while retaining the agricultural, grazing, and hunting income. The 126± tillable acres of farm ground has a solid production history and is irrigated by 149 acres of water rights from Pathfinder Irrigation District plus a high capacity irrigation well.



**The
John C. Gable
Living Trust
-seller**

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308-262-1150 • kraupie@farmauction.net



Note: This information was obtained from sources deemed to be reliable but is not guaranteed. Interested parties should and are expected to conduct their own analysis. All Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Buyers and Agents should note, we will not accept Sub-agency without prior written consent. Please Do Not take this advertisement as permission to trespass! Anyone wishing to inspect the property prior to the auction should make arrangements with Kraupie's at 308-262-1150.

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WINTER CREEK DUCK CABIN AND FARM

186 ± ACRES in Scotts Bluff County, Nebraska

Tract 1 -141 ± Acres

140.91 acres of Farm ground lying on the East side of County road 26. This property is accessed from Lake Minatare Road. With dual water sources and primarily all Mitchell Silt loam dirt this is a very productive farm. The ground flood irrigates from the West and the North. Bordering Winter Creek makes this property ideal for migratory bird hunting in the winter. Tenancy will be terminated after the 2023 season so will be sold with full possession for the 2024 growing season.

FSA INFO: DCP Cropland 126.13, Corn Base 65.6 acres with PLC Yield of 147bu.

Well & Water Right Info: Irrigation Well was Drilled in 2002 to 140', Pumping Level is 32' Static Water 11', Test pumped at 900 GPM.

Surface Water Right: Pathfinder Irrigation District 149.50 total acres, at an annual cost of 32\$ per acre, \$4,784.00.

Taxes (Estimated): \$3,549.08

Sale Day Deposit: \$25,000

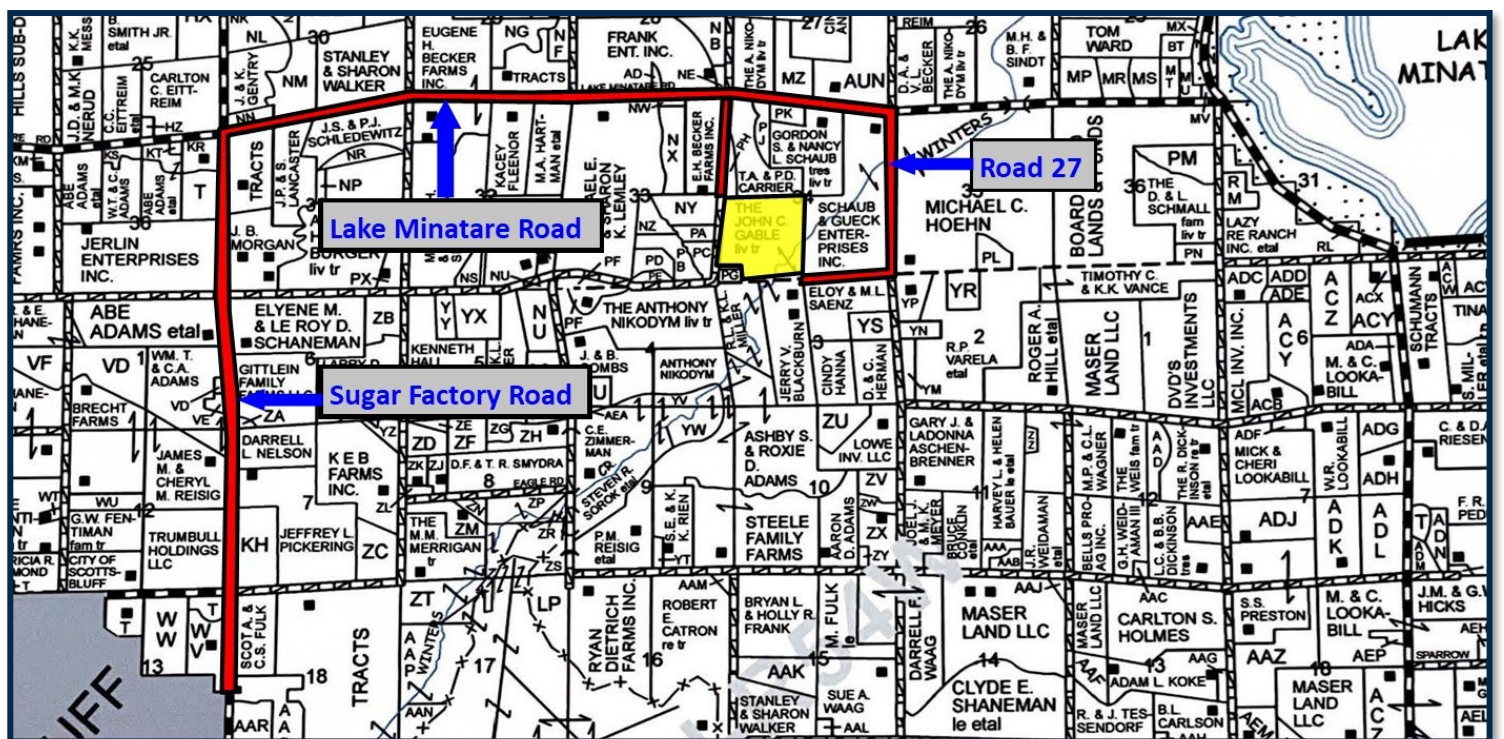
Tract 2 - 45 ± Acres

Mobile Home and 45.46 acres encompassing Winter Creek, this is an ideal year around property for the outdoor enthusiast, fishing in the summer and hunting in the winter! The property has a 2 bedroom 2 bath furnished "Hunters Cabin", with oversized two car garage, with a wonderful view over the entire property. The property is currently enrolled with the Nebraska Game and Parks to improve the trout habitat of this clear cold water gravel bottom Blue Ribbon Trout Stream.

Other Features: 1996 Schult Manufactured Home-Furnished, Oversized 2-Car Garage for storage, Over 3/4 mile of Winter Creek

Taxes (Estimated): \$726.92

Deposit: \$25,000



TERMS: All Tracts are to be Sold for Cash, not contingent upon any matter including financing. Financial arrangements must be made prior to bidding. Proof of funds may be required at the discretion of the Broker. Inspections must be made prior to Auction. Buyers are buying the property in as-is condition. Buyer & Seller agree to cooperate should either Party attempt a 10-31 Tax Deferred Exchange. THIS IS A SIMULCAST ONLINE ONLY AUCTION. Interested parties should plan to be Online Bidders and must register to bid and be approved by the Auction Company PRIOR to the Auction. Pre-bidding is open now and encouraged! Bidders must read and agree to all terms and conditions as provided. Winning bidder is required to execute the Purchase Agreement and deliver the deposit for each Tract in the form of wire transfer, cashier's check, personal check, or cash to our office before 5:00 pm on October 6th, 2023. Balance of the Purchase Price will be due at Closing on or before November 15th, 2023. Sale is subject to Seller Confirmation, however, it is the intention of the seller to sell to the Highest & Best Bidder. Announcements at Auction closing time supersede any prior advertising, printed or oral.



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