

Scott Farm

Henry, NE

75± Acres

\$240,000.00

**FOR
SALE**



Listed by:

Casey Essert, Land Broker

(307) 532 - 1750

KNOWN. LIKED. TRUSTED.

Empire Realty, Inc.
2010 West B Street
Torrington, WY 82240

Scott Farm

Henry, NE

Size

75± Acres Deeded

Price

\$240,000.00



Location

The Scott Farm is located 2 miles north of Henry, NE in Sioux County. From Torrington, WY travel 8 miles east on Highway 26, then 2 miles north of Henry. Scottsbluff, NE is 22 miles east of the farm.

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Center Pivot Irrigation

- There is an older, wiper style T&L center pivot on the property. It has 8 towers and was placed on the property in 2022 in used condition
- The power is a self-contained unit
- Allice Chalmers 649 diesel engine
- 500-gallon diesel tank
- Hydraulic pump and reservoir attached to engine
- It pumps approximately 450 gpm



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Real Estate Taxes

The estimated taxes for 2025 are \$2,000.00



Structures

There are no structures on the farm except the center pivot and related pump & motor.

Irrigation Water Resource

Water rights are secured through the Pathfinder Irrigation District, ensuring a highly reliable and consistent water source. There are 74.5 acres of irrigation water rights. The 2025 assessment is \$36.00 per acre.



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Mineral Rights

All seller owned mineral rights, if any, are included in the asking price.



Soil Description

The primary soil is Scoville Fine Loamy Sand.

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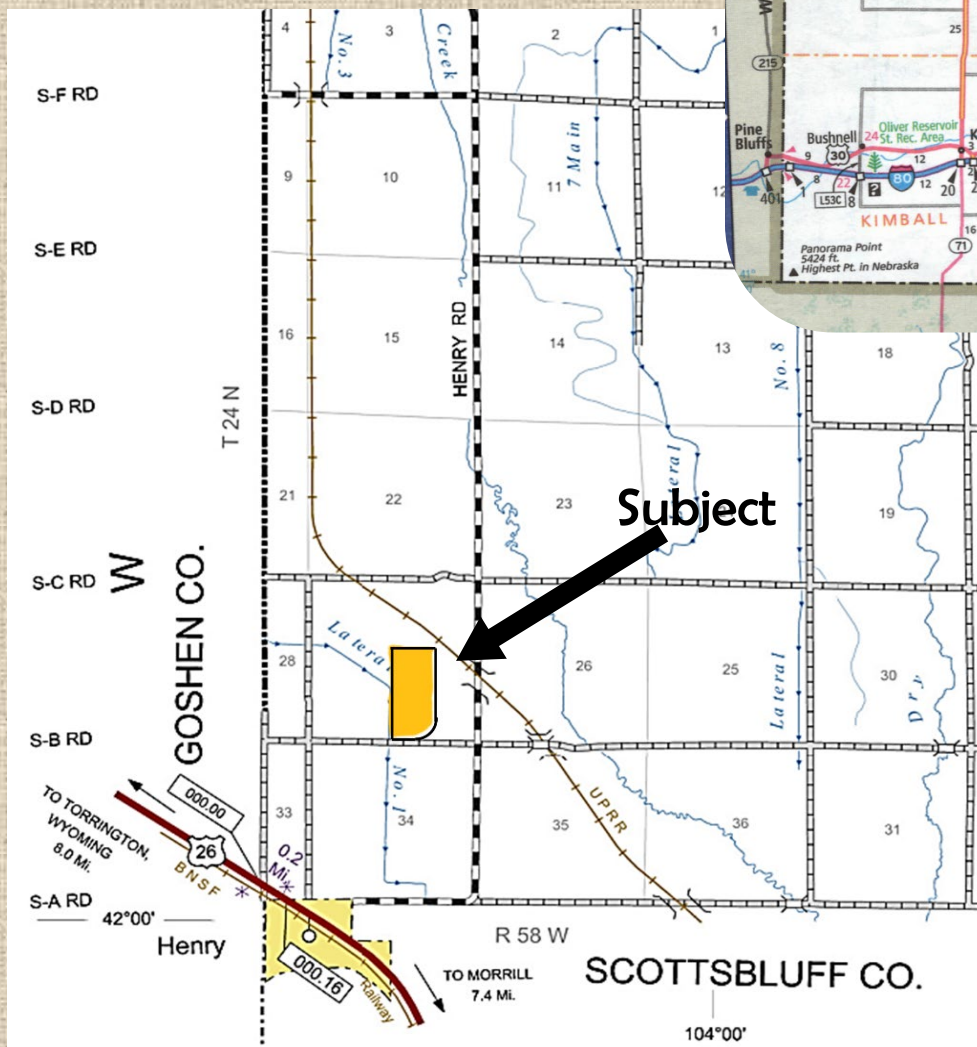
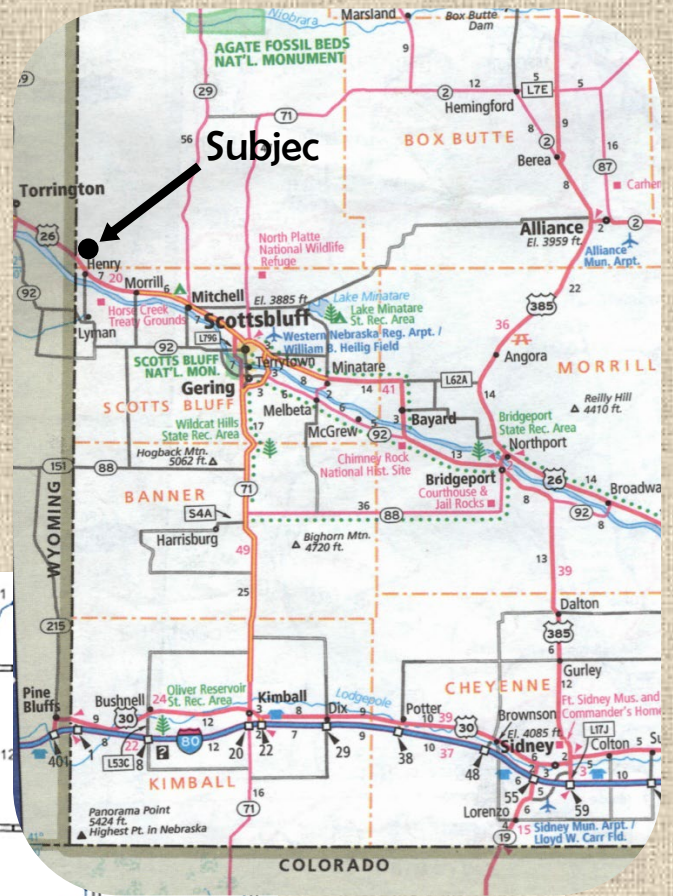
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Disclaimer:

All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed; fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.



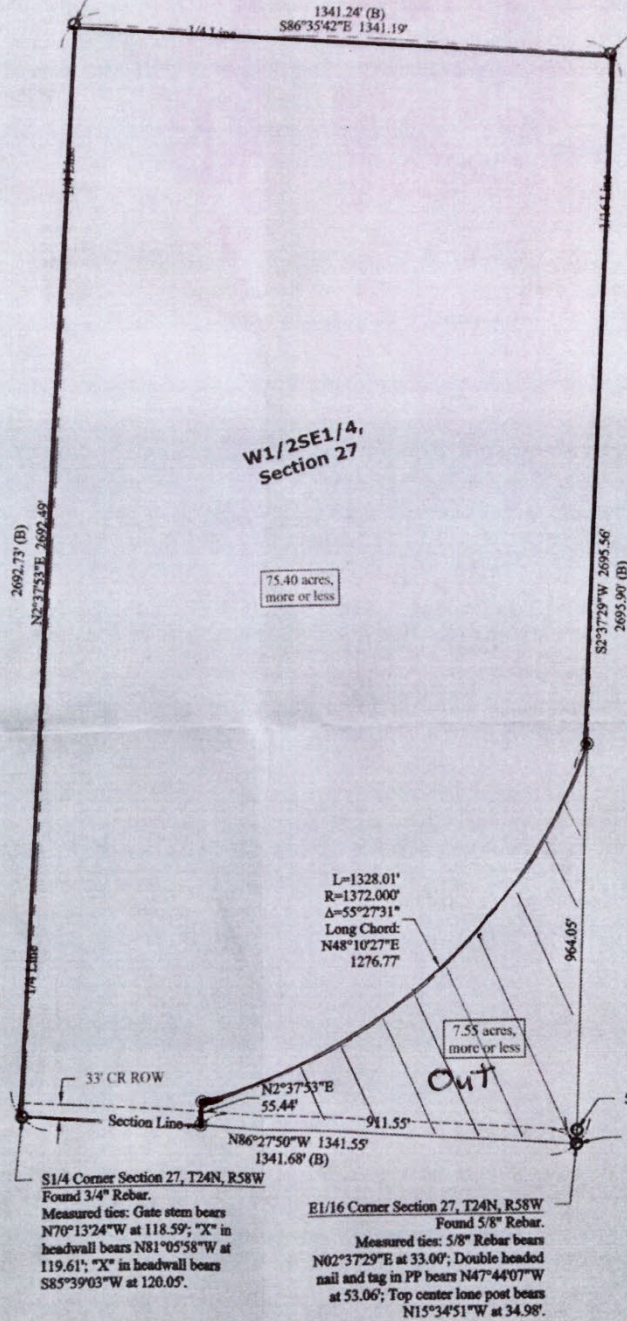
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**W1/2SE1/4 of Section 27, T24N, R58W,
6th P.M., Sioux County, Nebraska.**

C 1/4 Corner Section 27, T24N, R58W
Found 5/8" Rebar.
Measured ties: NE leg of pivot center
bears N57°52'20"W at 33.91'; SE leg
of pivot center bears N74°13'33"W at
30.66'; SW leg of pivot center bears
N76°56'07"W at 40.35'.

C-E 1/16 Corner Section 27, T24N, R58W
Found 5/8" Rebar.
Measured ties: Double headed nail and tag
in gate post bears N66°15'31"W at 87.87';
Double headed nail and tag in gate post
bears N85°46'32"W at 85.20'; Double
headed nail and tag in pivot stop post
bears S85°37'01"W at 118.99'.



LEGAL DESCRIPTION:

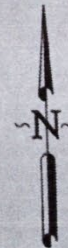
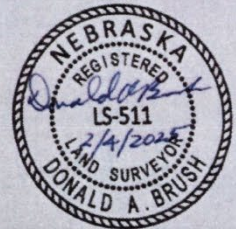
Part of the West Half of the Southeast Quarter (W1/2SE1/4) of Section 27, Township 24 North, Range 58 West, of the 6th Principal Meridian, Sioux County, Nebraska, more particularly described as follows:

Beginning at the southeast corner of said W1/2SE1/4, said point being the POINT OF BEGINNING of this description; thence on the south line of said W1/2SE1/4 N86°27'50"W (basis of bearing) a distance of 911.55 feet; thence parallel to the west line of said W1/2SE1/4 N2°37'53"E a distance of 55.44 feet; thence 1328.01 feet on a non-tangent curve to the left, said curve having a radius of 1372.000 feet, an included angle of 55°27'31", and a long chord bearing of N48°10'27"E for a distance of 1276.77 feet to a point on the east line of said W1/2SE1/4; thence on said east line S2°37'29"W a distance 964.05 feet to the point of beginning of this description, containing 7.55 acres, more or less.

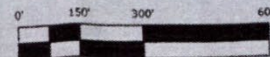
SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that on January 29, 2025 I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey performed by me or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

WITNESS MY HAND AND SEAL, this 4th day of February, 2025.
Donald A. Brush
Nebraska Registered Land Surveyor Number 511



SCALE: 1" = 300'



DATUM CONVERSIONS:
Nebraska State Plane NAD 83(2011)
Combined Scale factor: 0.999505612512
Mean Convergence: -2°40'21"

LEGEND:

- ⊙ Set 5/8" x 30" Rebar with PVC Cap
- Found Monument as Indicated
- (B) Distance by Kelly Beatty, LS 476

The distances shown on this drawing are earth-surface distances given in feet and decimals of a foot, and the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements.

Job No.: 2024-83 Drawn by: CEB / Checked by: NAB Client Name: Gary Scott

Date: JAN 2025

Sheet No.: 1 of 1

Panhandle Land Surveying
Donald A. Brush, Professional Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602

Record-of-Survey
Part of the W1/2SE1/4 of Section 27,
T24N, R58W, 6th P.M., Sioux County, Nebraska.

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