

Henderson Farm
1640 SC Rd
Mitchell, Nebraska



262 Acre combination farm that is a
bird hunters paradise

Premier Properties

1942 East D Street

Torrington, Wyoming

Location:

The Henderson Farm is located in the Panhandle of Nebraska approximately seven miles north of Mitchell, Nebraska. Mitchell is a small town of with a population of approximately 1,800 individuals with K-12 schools. The combined towns of Scottsbluff and Gering are located approximately 7 miles East of Mitchell with over 20,000 residents, a regional hospital, junior college and several shopping centers. This is the major shopping center for the surrounding area. There are many Ag related businesses located here with an active livestock auction facility, equipment dealers and repair shops to meet the area's farmers demands. This is a great area to raise a family and to live without the hassles of urban life.

Farmland:

This unique farm has five smaller fields totaling approximately 100 Acres that are protected by mature tree windbreaks. Included in the 100 Acres is a 40 Acre field that has been raising row crops on a cash lease with a local farmer. This year the field is planted to a good field of white dry beans. In 2019 this 40 Acre field raised corn which the tenant farmer harvested as silage. There are two feedlots nearby which will serve as a market for feed products. There are another 60 Acres of flood irrigated farmland currently raising Oats and Alfalfa. The remaining 80 Acres of water rights are utilized on pastureland with another 20 Acres of dry land pasture. The remaining Acres are in ponds, creeks roads and waste.

There are two branches of Dry Spotted Tail Creek that come together on the farm and supply a good amount of water to fill and maintain two ponds providing stock water and a tremendous amount of waterfowl habitat.

Improvements

Setting near the larger man made pond is a 740 sq ft two bedroom, two bath hunters cabin or rental unit complete with appliances.





An electric powered irrigation well is located in the northwest corner of the property and produces 500 gpm, with a static water level of 16' and a total depth of 75'. The irrigation water from the Pathfinder Irrigation District also enters the farm at this point. The owner states that he has not had to use water from the irrigation well since the Pathfinder water has been adequate to irrigate all that is required for the crops raised on the farm. There are also two more registered smaller irrigation wells both approximately 130 feet deep one producing approximately 450 gpm and the second smaller well produces nearly 250 gpm. located in different locations on the farm. One of these wells supplies water too an older 12 Acre side roll sprinkler system. The side roll sprinkler is included in the purchase of the farm.

Wildlife:

Migrating Canadian Geese stop and spend most of the fall and winter months at this farm due to a good supply of food and the two large ponds on the farm. A good sized flock of these geese are here on a year-round basis. Pheasants and a sizable flock of turkey are also present due to food, water and protection. Deer are naturally abundant during all times of the year.

Livestock:

50 + mother cows and their calves spend the summer months grazing the sub irrigated pastures around the ponds.

Legal Description:

TOWNSHIP 24 NORTH, RANGE 56 WEST, SIOUX CO., NE
Section 24: NWNW, Pt S2NW, W2SW, E2SW (excluding 13.4 Ac
located in the S2NW)

Acres: 262.01 Deeded Acres

Irrigation: 180 Acres under Pathfinder Irrigation District. Annual Fee \$5,597.00

Real Estate Taxes: 2019 Real Estate Taxes \$3,494.50

Address: Cabin: 1640 SC Rd, Mitchell, NE 69357

Listing Price: \$585,000.00

Listing Agent: Bob Van Newkirk (307) 532-1596

Listing Office:

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1942 East D Street

Torrington, Wyoming

307-532-4447

www.wyo-realestate.com

