

FRANK FAMILY FARM MITCHELL, NEBRASKA



The Frank Family Farm has a history of being one of the top producing farms in the area with outstanding soil types and adequate irrigation water from the Mitchell Irrigation District and a 1,200 gpm irrigation well.

The farm also provides some of the best waterfowl hunting in Western Nebraska.

**Premier Properties
1942 East D Street
Torrington, Wyoming**

307-532-4447

www.wyo-realestate.com

Location: The Frank Family Farm is located in the Panhandle of Western Nebraska approximately three miles South and two miles east of Mitchell, Nebraska. Mitchell is a smaller rural town with a population of approximately 1,800 individuals with K-12 schools. The combined towns of Scottsbluff and Gering are located seven miles east of Mitchell with a population of 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 farmer's needs.


Farmland:

The farm is comprised of one field made up of a large majority of sandy and silt loam soils. Referring to the enclosed Soils Map these are Class I and Class II irrigated Soils, the very best soils for raising all types of locally grown valley crops.



Irrigation Well: County Rd 16, a non maintained county road forms the one half mile long west boundary of the farm. The electric powered irrigation well adjoins the road 16 approximately half way between the north and south boundaries of the farm.

The well registration number through the North Platte Natural Resources District is G-047090. NRD well information states that the well was drilled on 11/20/1986, has a total depth of 60', static water level 13' and the pump is setting at 25.' The column is 8" and when it was tested it pumped 1,200 gpm. This well is certified to irrigate 106.6 Acres the same as the total amount of farmland on the Frank Family Farm.



NORTH PLATTE
Natural Resources District

Water Year 2020 Ground Water Use and Water Years 2021-2024 Ground Water Availability

OWNER
Frank Family Farms LLC
1828 Aspen
Gering, NE 69341

TRACT INFORMATION
Cert. No. 1500
Field Name:
Scotts Bluff County
GWMA: OA
Surface Water: Mitchell Irrigation District

ACRE INFORMATION
Certified Acres: 106.6
Retired: 0
Irrigable Acres: 106.6

Legal Description: NW1/4 of Sec. 12, T22N, R56W;

WY 2020 Flow Meter(s) Reading

Flow Meter ID	Flow Meter Serial Number	Fall 2020 Reading	Fall 2019 Reading	Date Meter Read	Ground Water Measured by Flow Meter
603	07-8-1220	723086	588251	October 2, 2020	1348.4
Total Ground Water Measured by Flow Meter(s):					Use: 1348.4

WY 2020-2024 Available Water	WY 2020 Water Used
94	12.6

All water amounts are rounded to the nearest tenth
WY = Water Year (October 1st through September 30th)

	2015	2016	2017	2018	2019	2020
07-8-1220	3.5	13.6	16.5	7.7	15.3	12.6

WY 2021-2024 Available Water (Acre-Inches per Acre): 81.4

If you have any questions related to this report, please contact the North Platte NRD office in Scottsbluff at (308) 632-2749.

Meter Information

Meter Serial Number: 07-8-1220	Type of Meter: McCrometer	Units: Acre Inches	Factor: 0.01
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Telemetry

One or more of your flow meters have had a telemetry unit installed. If you are interested in accessing this information online, please contact the North Platte
Cert No: 1500 Date Created: December 10, 2020



Mitchell Irrigation District: There are also 106.6 Acres of certified irrigated Acres under the Mitchell Irrigation District with an annual assessment of \$2,400.00. The Mitchell Irrigation District is a reliable source of irrigation water but, the addition of the irrigation well is a good insurance policy in case the irrigation district has a short year of runoff from the mountain snowfall or some other factor causes a shortage of water.

Wildlife: Migrating ducks and geese stop and spend most of the fall and winter months in the area around the North Platte River feeding on grain left in the fields after harvest. The North Platte River is less than a quarter of a mile from the farm. Needless to say there is excellent hunting on the Frank Family Farm.

Winter Pasture: The crop residue left from the fall harvest has been used local livestock producers for late fall and winter pasture for their livestock providing added income for the farm owners.





The approximate distance from the Frank Family Farm to the North Platte River is 1,000 feet. Which is less than a quarter of a mile. Waterfowl utilize the river as a resting spot and then feed on the harvested corn fields later in the day or early in the mornings.

Legal Description:

TOWNSHIP 22 NORTH, RANGE 56 WEST, SCOTTS BLUFF CO., NE

Section 12: Pt NW, Pt SWNE [110.210 Ac]

Acres: 110.210 Total Deeded Acres.

Real Estate Taxes: 2020 Real Estate Taxes \$3,861.70.

Irrigation: 106.6 Acres under the Mitchell Irrigation District. Annual Assessment \$2,400.00
Supplemental Irrigation Well certified for 106.6 Acres.

Listing Price: \$439,000.00

Listing Agent: Bob Van Newkirk 307-532-1596

Listing Office:

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