

Hettinger/Vogel Family Farm

MITCHELL, NEBRASKA



Since 1935 the Hettinger/Vogel 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 the Gering -Fort Laramie Irrigation District

A seven year old pivot system and over 140 Acres of class IAI Mitchell Loam soils produce outstanding valley crops.

Premier Properties
1942 East D Street
Torrington, Wyoming

307-532-4447

www.wyo-realestate.com

Location: This farm is located in the Panhandle of Western Nebraska approximately three miles South on Hwy 29 to CR H and one mile West to CR 13 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, regional airport with daily flights to and from Denver 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 in the county for raising all types of locally grown valley crops. In addition to the pivot irrigated land there is approximately 10 Acres of farmland that has been raising Alfalfa with no chemicals being added for over three years ideal for the raising of organic crops. **Farms of this quality only are for sale once in a person's lifetime!**



Improvements: There are 6 wooden framed buildings at the homesite plus a 1,104 sq ft 2 bedroom, 1 bath home with full unfinished basement and a 220 sq ft built on raised slab porch with a roof. From this porch the Scotts Bluff National Monument provides the owner with a breath taking view. This home, built in 1935 by Pete Vogel, Grandfather to the current owner, is a very well built structure that was originally heated with steam heat from a fuel oil fired boiler. The heating unit has been replaced with an electric wood pellet/corn heating stove which is very effective in heating the home. Most of these structures were built in the 30's and are in good condition with the exception of exterior painting.

The following is a list of the improvements at the homesite.

1. A 58 x 14 x 12 corn crib with a concrete floor
2. A 86 x 30 x12 general purpose barn with a concrete floor.
3. A 26 x16 x 7 storage building
4. A 40 x 26 x 9 storage building
5. A 64 x 40 x 8 potato storage building
6. A 40 x14 x 8 Labor house



Wildlife: Ducks and geese stop and rest on the North Platte River on their way south and feed on the area cropland. This farm is less than two miles from the river. Grouse, and other upland birds in addition to deer are regular visitors to the farm.

Irrigation: The farm has an 136 Acre adjudicated water right from the Mitchell Irrigation District which furnishes water to a seven year old Pierce Pivot irrigation system. In addition to the Mitchell Irrigation District there is a 10 Acre adjudicated water right for a parcel of flood irrigated Alfalfa land in the southwest corner of the property from the Gering-Fort Laramie Water District. This tract of farmland would be ideal for the organic farmer.

Legal Description:

TOWNSHIP 22 NORTH, RANGE 56 WEST, SCOTTS BLUFF CO., NE
Section 5: SE1/4. [160.43 Ac.]

Acres: 160.43 Total Deeded Acres

Real Estate Taxes: 2020 Scotts Bluff County Real Estate Taxes: \$5,959.98

Mitchell Irrigation District Taxes: 136 Acres @ \$21.00/Ac=\$2,856.00 for 2020

Gering-Fort Laramie Water District: 10 Acres @\$31.25/Ac=\$312.50 for 2020

Listing Price: \$900,000.00

Listing Agent: Bob Van Newkirk Cell: 307-532-1596

Listing Office:

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