

Combination Farm and Livestock Operation



Nearly a quarter section of flood irrigated farmland and sub-irrigated pastures plus some of the better, well kept improvements in the area.

Premier Properties

1942 East D Street

Torrington, Wyoming

307-532-4447

www.wyo-realestate.com

Location: This farm is located Southwest of Morrill, Nebraska. Morrill has a population of nearly 1,000 residents with a K-12 School System (school bus runs to the farm), an auto distributorship, feed and fertilizer company and any ag related businesses that you may need. The larger shopping area 16 miles from Morrill is the combined cities of Scottsbluff and Gering, Nebraska with a combined population of 20,000. Here you can find a regional hospital, a junior college, all the major shopping centers, dining restaurants, plus any ag related businesses and a local livestock auction facility. The Regional Airport has daily flights to and from Denver, Colorado.

Land: There is a total of 158.76 Acres of Deeded land. There is an 88 Acre water right from the Gering-Fort Laramie Water District. The farm is divided as follows:

- 18 Acre are planted to corn
- 47 Acres are in a GrassAlfalfa mixture. (Timothy and Orchard grass)
4-6 years old. Yielding 5 tons per Acre
- 18 Acres of Timothy and Brome mixture (cattle graze in the summer)
- 73 Acres of Sub-irrigated grass (cattle graze in the summer)
- 2.76 Acres for home site and improvements (estimated Acreage)

The current owners run 35-40 pairs on a year round basis. There are two separate pastures with a windmill supplying the livestock water. The farm produces enough Alfalfa that the owners are able to winter their cattle and sell nearly half of the crop.



Improvements: The current owners have worked extremely hard building and remodeling the existing improvements making them into work saving structures and protection for their livestock.

Home: 1,484 sf mfg home on a block foundation with three bedrooms and two bathrooms. Home is heated with a propane furnace and cooled with central air conditioning. A pellet/corn stove was added for savings. There is a good water well which furnishes the home and six outside hydrants for livestock and an a hydroponic green house. An antique kitchen island is not included in the sale of this farm.

Cattle Barn: 40 x 70 cattle barn with a 12 x 70 lean to on the east side. Two stalls 12 x 24. A hot room with heat and water. Working tub and alleyway for load out. Two security cameras can watch cattle in barn during calving are included. Security chute is a late model Priefert.

20 x 40 calving shed with hay storage above. 3 stalls. 40 x 50 equipment shed with a 12 ft awning can park a stock trailer or whatever equipment you desire. Tall enough to park a combine or whatever you need. Building has a rock floor.

12x14 chicken house with fence enclosure. 40 x 50 shop with office and mudroom attached to the house. Bunk house with heated concrete floor, attached to the house with attached storage racks and a sink and toilet. A smaller grain bin for storage. 12 x 40 horse stalls with runs and a tack room plus two additional stalls and runs.



A 24 x 40 hydroponic green house for commercial production makes a nice addition to this well kept farm.

There is approximately one-half mile of 8" and 10" Aluminum and plastic gated pipe plus fittings. The gated pipe and fittings are included in the purchase price.



Farm: This is a unique farm that has comfortable improvements, combination production, good soils and the outstanding feature is the availability of ground water. The pond with the dock receives water from a free flowing spring. Other farms in the area are limited in the production from their stock and domestic wells. But, not from this farm. This farm unit has a strong availability of ground water. This is truly a good farm in top condition.

Legal Description:

TOWNSHIP 22 NORTH, RANGE 58 WEST, SCOTTS BLUFF CO., NE
Section 25: Pt W2NE, E2NW [158.76 Acres]

Real Estate Taxes: 2020 Scotts Bluff County Real Estate Taxes are: \$5,865.86

Water Taxes: Gering-Fort Laramie annual charge for 88 Ac is: \$2,750.00

Listing Price: \$725,000.00

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

Listing Office:

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1942 East D Street

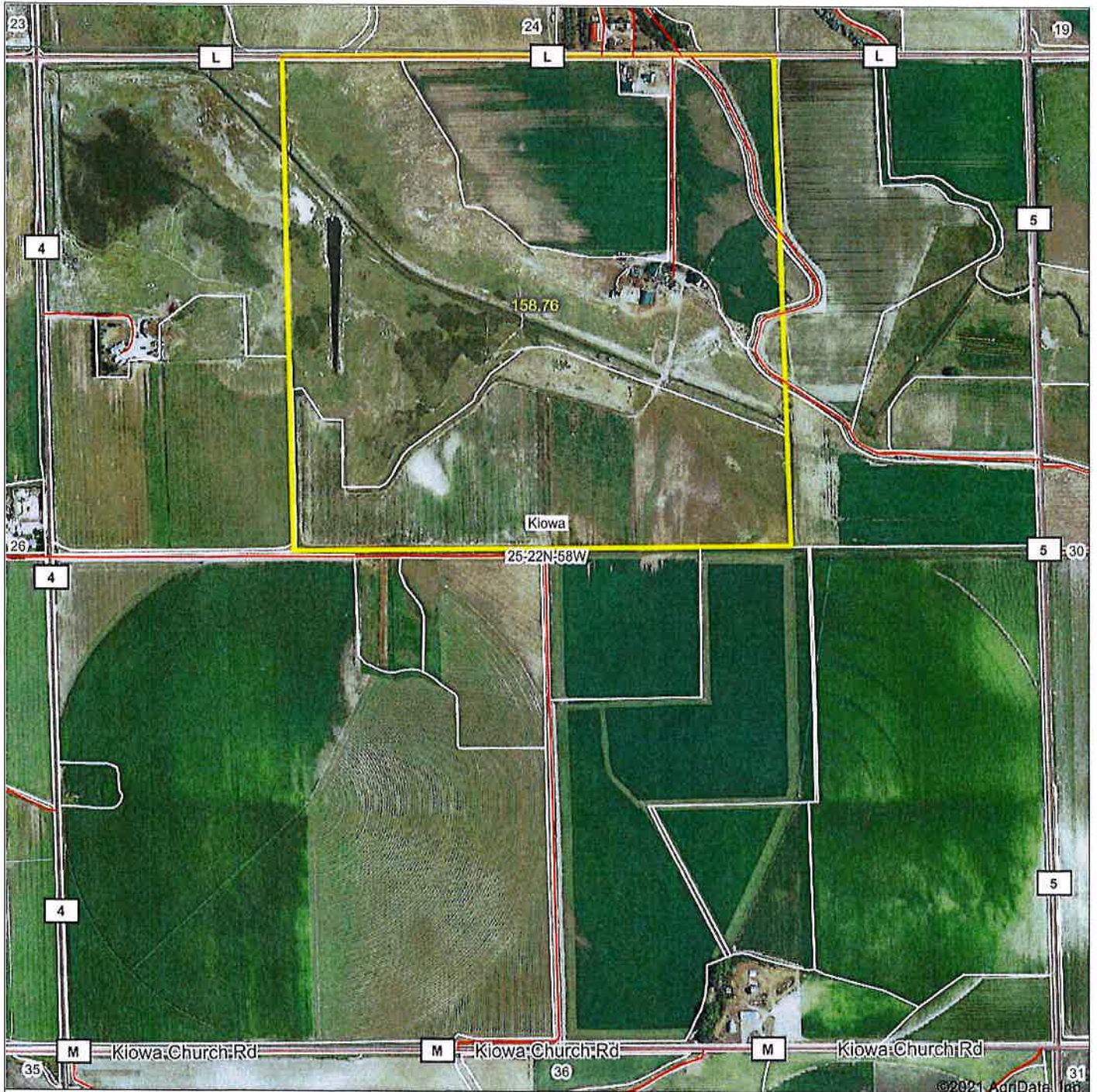
Torrington, Wyoming

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Aerial Map



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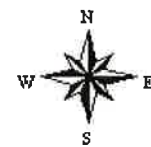
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Maps Provided By:



25-22N-58W
Scotts Bluff County
Nebraska

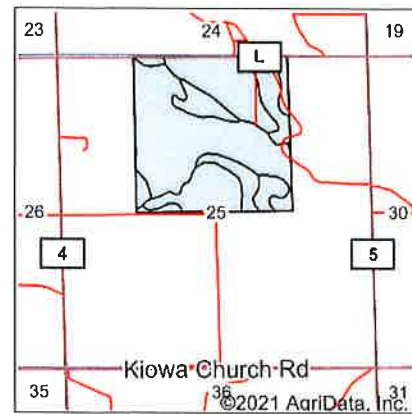
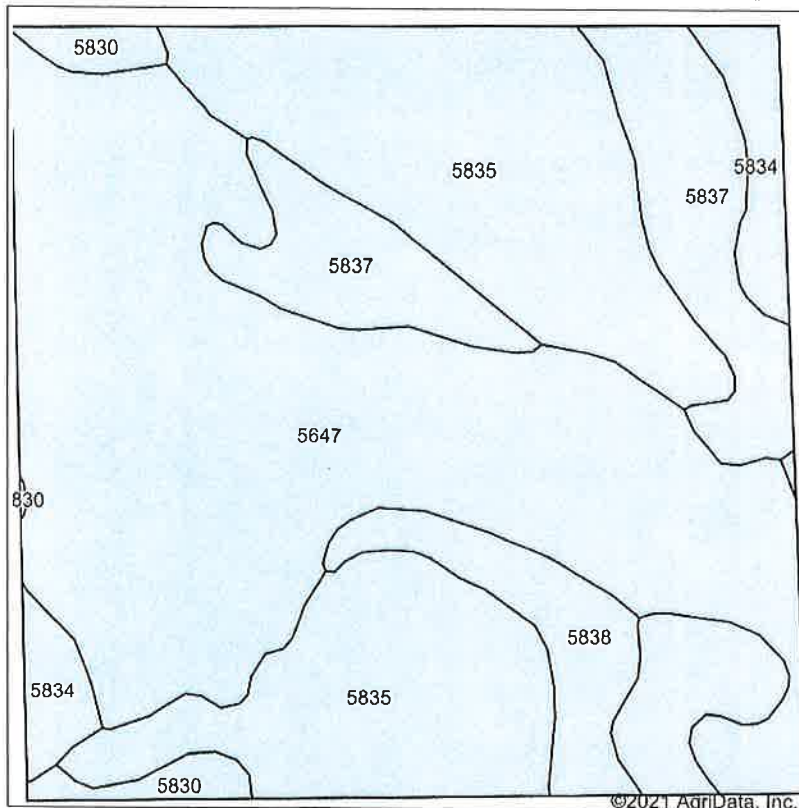
map center: 41° 50' 58.65, -103° 59' 40.11
 scale: 9498



5/20/2021

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **25-22N-58W**
 Township: **Kiowa**
 Acres: **158.76**
 Date: **5/20/2021**

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Dry beans Irrigated	Irish potatoes Irrigated	Oats Irrigated	Pasture Irrigated	Sugar beets Irrigated	*n NCCPI Soybeans
5647	Janise soils, rarely flooded	70.94	44.7%	Vls		15								9
5835	Mitchell silt loam, 1 to 3 percent slopes	52.02	32.8%	IIle	Ile	47	5	123	37	441	63	10	23	38
5837	Mitchell silt loam, 3 to 6 percent slopes	18.57	11.7%	IIle	IIle	46	5	134	34	421	58	8	19	38
5838	Mitchell silt loam, 6 to 9 percent slopes	7.61	4.8%	IVe	IVe	44	5	130	30	340	54	7	14	37
5834	Mitchell silt loam, 0 to 1 percent slopes	6.33	4.0%	IIlc	I	48	6	129	39	475	66	10	24	38
5830	Mitchell and Buffington soils, alkali, 0 to 3 percent slopes	3.29	2.1%	IIw	IIw	30		119						36
Weighted Average						32.1	2.7	69.8	19.1	229	32.6	4.9	11.4	*n 25

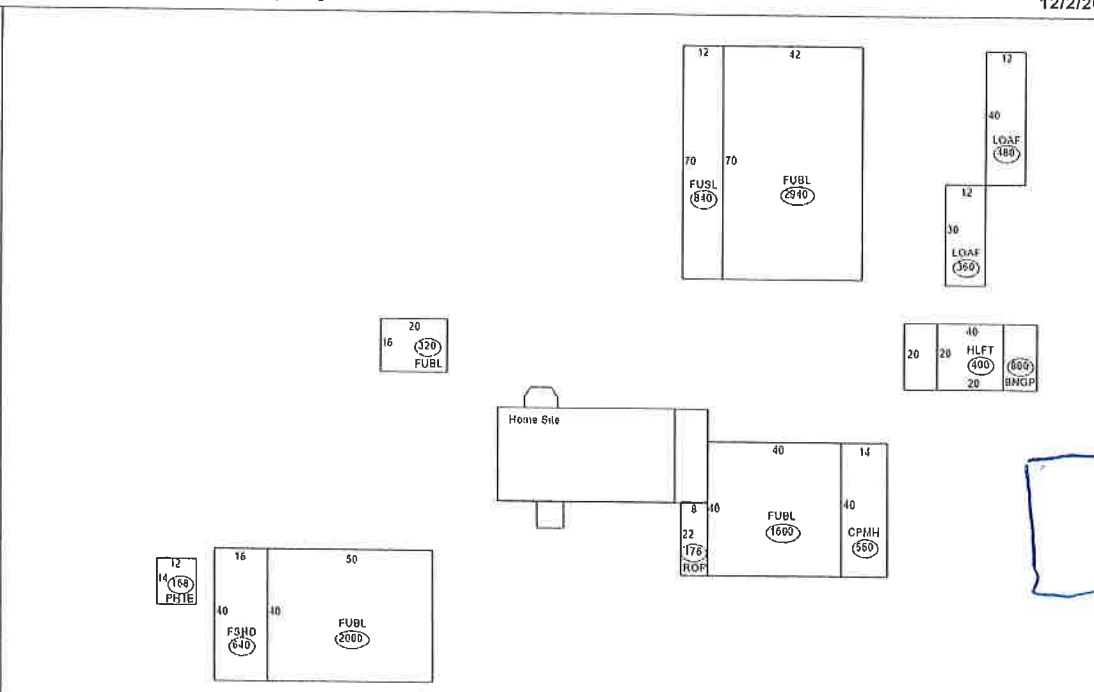
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SCOTTS BLUFF COUNTY
 Appraisal Property Record Card

010031839 (14912)
 1667-25-200-001
 Code 01-05-05-03-00-09
 1667-25-0-00000-000-0003
 M/JAY A & M KAYE
 39352
 YMAN NE 69352
 d 3 - AREA 3 AGLAND
 21 - 11KF
 E1/2 NW 25-22-58 (158.76)



Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
- Farm Utility Building ng Components	P	3.00	5.00	2012	8	40 x 40 x 16	Concrete	Metal	1,600
Roofed Open Patio ng Components	I	3.00	5.00	2012	1	22 x 8 x 11	Concrete	Metal	176
- Barn, General Purpose ng Modifiers zanines - Loft Floor/Farm Storage: Mezzanine Area (SF) 400	D	3.00	2.00	1950	70	40 x 20 x 7	Dirt	Metal	800
- Loading Shed ng Components	P	3.00	3.00	2012	8	30 x 12 x 7	Dirt	Metal	360