

LAND FOR SALE

Scotts Bluff County Farm - 61 Acres with Pivot

SOLD

View our Current Listings
[HERE!](#)

Location: 1½ mile north of Morrill, Nebraska on west side of Liberty Oil Road

Legal Description: Part of the N1/2 of the NE1/4 Section 3-T23N-R57 West of the 6th P.M., Scotts Bluff County, NE

Taxes: 2008 Real Estate Taxes – \$684 on 61 tax assessed acres.

FSA Info: Scotts Bluff county farm #4097, tract #10209, with total cropland – 57.9 acres. This farm has 20.4 corn base acres, 111 bushel direct yield and 129 bushel CC yield.



Irrigation Wells: NE reg. # A-003189 and G-020564. Well# A-003189 drilled in 1934. The well casing, pump and electric motor were new in 2003 along with the Zimmatic pivot. Pump depth 54 ft and static 25 ft at drilling. Well set to pump 300 gpm to feed the irrigation pivot with a 15 HP electric motor. Well is certified for 39.9 acres with 2009 allocation of 18" per acre. Well reg.# G-020564 is certified for 18 acres, with static water level 22 ft and pump depth 30 ft. This property is located in the North Platte NRD.

Surface Water Rights: Surface water is provided by the Pathfinder Irrigation district. This farm has 61 acres of water rights with 2009 assessment of \$26 per acre

Irrigation Equipment: Zimmatic center pivot with 34 acres under the pivot.

CRP: A portion of the land in each corner is enrolled in CRP with trees and bushes planted by the NRCS to promote pheasant habitat and provide windbreaks. A total of 5.5 acres are enrolled in this program and the annual CRP payments are \$177.

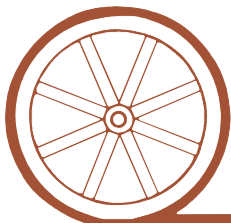
Price: ~~\$168,000~~ Price Reduced \$147,000



Comments: This is a very productive farm with plenty of water. The electricity cost for irrigation in 2008 was \$35.38 per acre. The east side of this farm borders a paved highway and would make a nice home site.

Contact: Jerry Sloan, Listing Agent—308-631-5520—jsloan@agriaffiliates.com
Mike Polk, Loren Johnson, Jerry Weaver, Bruce Dodson, Duane McClain

Offered Exclusively By:

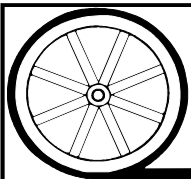
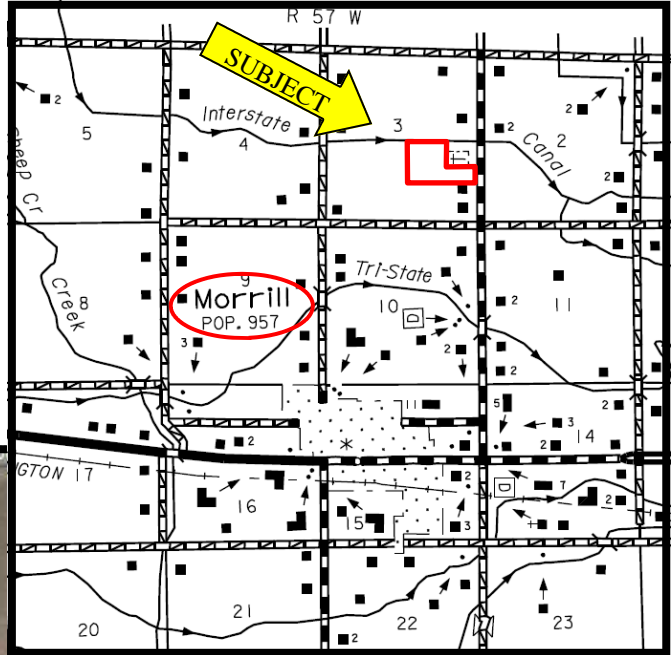


AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. . .

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.