

LAND FOR SALE



Scotts Bluff County Combo & Platte River Recreation

SOLD

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Location:

3 miles east of Gering, Nebraska on Hwy 92 on north side of WPRR right-of-way and south side of North Platte River. Only 5 miles from Federal Regional Airport and Hospital.

Legal Description:

Lot 8 and accretions Section 3; Lots 6 & 7, SW1/4SE1/4 and accretions Section 4; N1/2NE1/4, S1/2NE1/4, Pt. NE1/4NW1/4 Section 9; Lots 1 & 2, Pt. SW1/4NW1/4, Pt. NW1/4SW1/4, Pt. E1/2SW1/4, Pt. SW1/4SE1/4, Pt. W1/2NW1/4 and accretions Section 10. All in T21N-R54W of the 6th PM, Scotts Bluff County, Nebraska.

Acres:

587.18 tax assessed acres

Taxes:

2011 taxes payable in 2012 - \$9,306.54

Land Use:

129 acres pivot irrigated and 209 acres flood irrigated cropland, over 100 acres irrigable meadow and 120 acres river pasture and accretion. 28 acres includes the 2,000 head feedlot with 70' scales, 100X50' shop and two houses.

FSA Info:

144.9 Ac Corn Base - 103 Bu yield; 12.2 Ac. Oats Base - 37 Bu yield. 2012 payment - \$3,500.

Price:

\$2,100,000 Cash

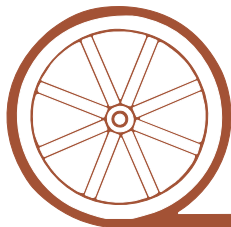
Comments:

This property has an excellent location and access adjacent to Gering, Nebraska north of Hwy 92 on county gravel road. The meadow, accretion ground and irrigated cropland provide exceptional hunting amenities for duck, goose, turkey and deer hunting. There are two large ponds on the property that offer fishing and hunting.

Contact:

Listing Agents: Roger Luehrs, DVM 308-631-2506 or Mike Polk 308-539-4446
Jerry Weaver, Bruce Dodson, Loren Johnson

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

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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.

Improvements

2,000 head certified (DEQ Permit #IIS75178) feedlot with 70' scales and 18'X14' scale house, 50X100' steel shop with concrete floor, and 40 GPM Commercial Well NE Reg. # G-098016 and two newly remodeled houses.



South House



North House



50X100' Shop



Interior of shop with full concrete floor



Scales & Scale House



Feed bunks with apron

Irrigated Cropland

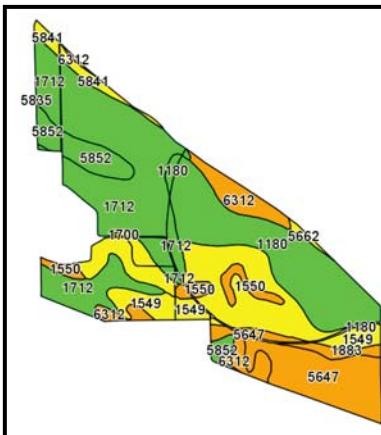
There are two irrigation wells - NE Reg #'s G-08055 (750 GPM) and G-072134 (600 GPM) along with 428 acres surface water rights under Central Irrigation District. The 2012 O&M charge for surface water is \$7,072 or \$16.50/acre. Surface water is available May through September. 14 tower 1981 Lo-Pressure Lockwood Pivot, 40 HP US Electric Motor, Western Land Roller Pump, full line of gated pipe for one time lay down. 15 HP Electric Motor & 8' irrigation pump at re-use pit.



Typical Concrete Ditch



Lockwood Pivot in Alfalfa and Corn



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	101.9	30.2%		> 6.5ft.	Ille	Ile	1504	41	4.3	130	27
1180	Las Animas fine sandy loam, occasionally flooded	66.1	19.6%		2.2ft.	Illw	Illw	2475	37	4.7	115	33
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	56.9	16.8%		> 6.5ft.	IVe	IVe	1584	18	3.3	115	21
5647	Janise soils, rarely flooded	35.1	10.4%		2.2ft.	VIs		2574	15			
6312	Barney loam, frequently flooded	21	6.2%		0.5ft.	Vv		4500	18			
5852	Mitchell silt loam, wet variant, 0 to 1 percent slopes	17	5.0%		1.5ft.	Ilw	Ilw	4455	49	5.5	100	36
1700	Otero loamy fine sand, 0 to 6 percent slopes	14.5	4.3%		> 6.5ft.	IVe	IVe	1500	40	3.6	120	23
1550	Dailey and Valent loamy fine sands, 3 to 6 percent slopes	9.6	2.8%		> 6.5ft.	Vle	IVe	1656	18	3.1	110	
1883	Valent and Dwyer loamy fine sands, rolling	8.2	2.4%		> 6.5ft.	Vle		1734	17			
5841	Mitchell silt loam, thin, 6 to 9 percent slopes	6.6	1.9%		> 6.5ft.	IVe	IVe	1300	44	3.9	125	
5662	McGrew loam, alkali, occasionally flooded	1.3	0.4%		4ft.	IVs	Ills	2178	11	3.9	90	24
Weighted Average								2160.8	31.3	3.4	97.1	21

Recreation Opportunities

Excellent waterfowl, deer and turkey hunting along the North Platte River, as well as fishing in the two large ponds and live winter stream. Just southeast of Scottsbluff Treatment Ponds that provide open water winter refuge for ducks and geese. Meadow goose pits have been utilized for excellent goose hunting.



North Platte River



Fishing Pond

