

HELBERG AND NUSS AUCTIONS & REALTY, LLC
PROPERTY INFORMATION SHEET

OWNER: Colby & Andrea Folck

PRICE: \$580,000.00

LOCATION: Southwest of Junction/Intersection of US Highway #92, and Stegall Road(Southwest of Morrill, Nebraska).

LEGAL DESCRIPTION: Part NE1/4 Section 20, Township 22 North, Range 57 West of the 6th P.M., Scotts Bluff County, Nebraska. (Assessor Location ID:01036568).

ACRES: 152.70 According to Scotts Bluff County Assessor.

REAL ESTATE TAXES: 2025- \$4,012.88.

WATER RIGHTS: 148.0 acres water right under Gering-Ft. Laramie Irrigation with 2026 O&M of \$6,216.00.

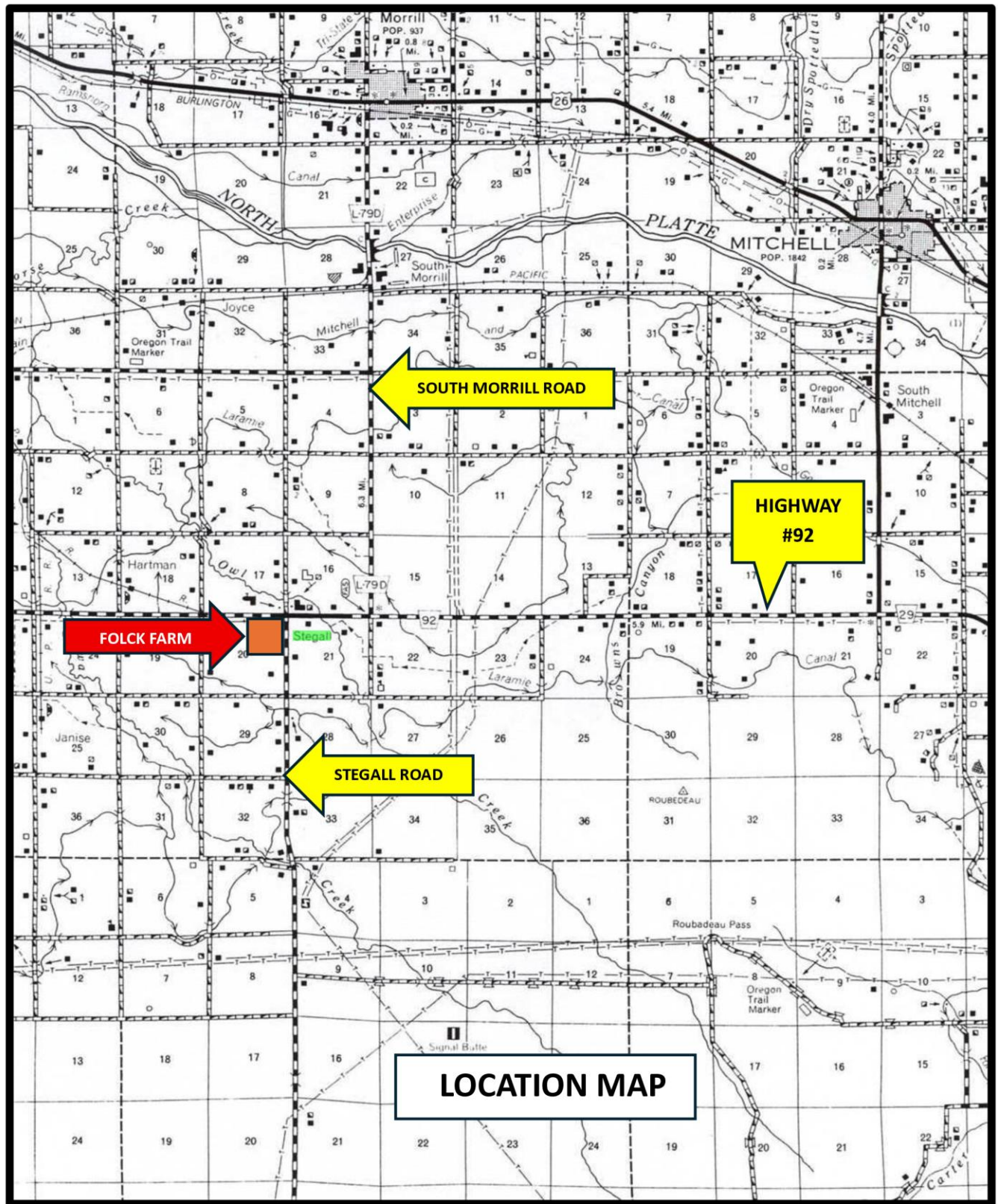
MINERAL RESERVATION: Sellers reserve a ½ non-participating royalty interest in and to all oil, gas, and minerals produced from the above legally described property for a period of 10 years from the date of deed conveying the property to the Buyer. If production should occur during the reserve period, the reservation will continue until production has ceased in paying quantities.

INCLUDED IN SALE: 1999 Zimmatic Center Pivot. In 2022 irrigation system had new bubble screen, new pivot panel, and new nozzle package. Pump and motor rebuild in 2025. No gated pipe, or baled hay included.

DESCRIPTION: Quality western Scotts Bluff County pivot irrigated farm with great location and access at the intersection of Highway #92, and Stegall Road. Farm has been in alfalfa for 6-7 years, so is ready for a good corn crop in 2027. There are 6.09 acres in tree CRP at a spot intended for possible building site. Trees enrolled in 2015 for 15 years. This is a pure production property with no investment in land/structures outside crop production.

The above information is from sources deemed reliable, but is not guaranteed. Item counts, dimensions, and measurements of components are done to the best of Listing Agent's ability, but again are not guaranteed. Prospective buyers should personally verify any items in question. Helberg and Nuss Auctions & Realty, LLC, and it's agents are agents of, and are representing the seller.





Aerial Map



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Maps Provided By



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Boundary Center: 41° 52' 3.58, -103° 57' 7.91

20-22N-57W
Scotts Bluff County
Nebraska

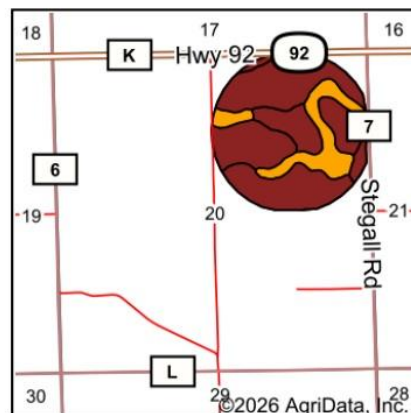
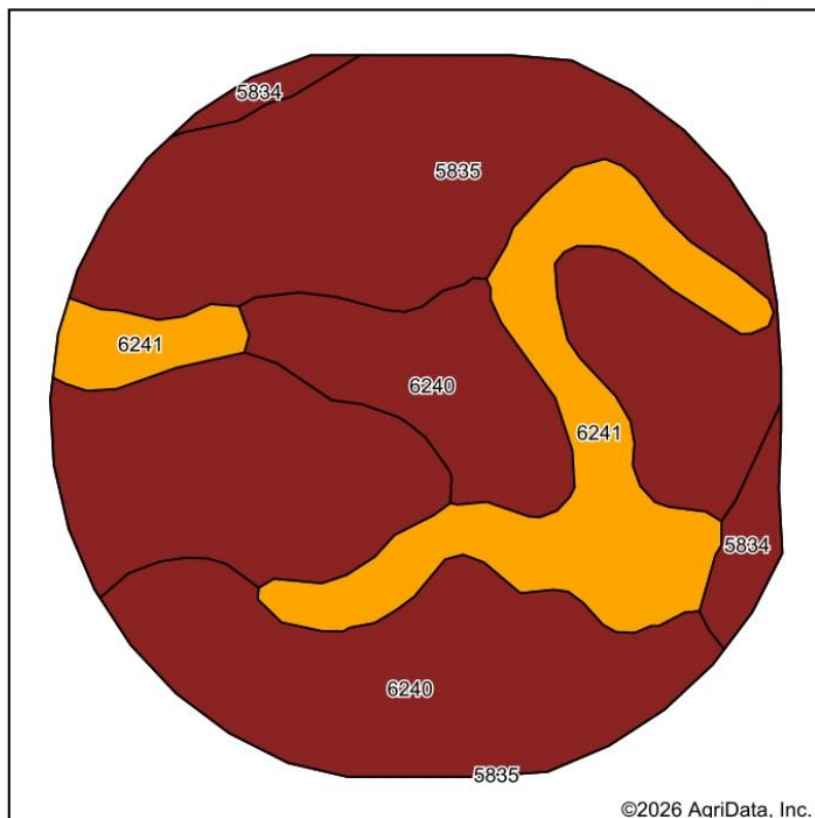
0ft 814ft 1628ft



9/29/2026

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

Soils Map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **20-22N-57W**
 Township: **Kiowa**
 Acres: **126.39**
 Date: **9/29/2026**

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Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	Winter wheat Bu	*n NCCPI Soybeans
5835	Mitchell silt loam, 1 to 3 percent slopes	62.16	49.2%		IIIe	Ile	1287	47	5	123	37	1	10	39	38
6240	Keota silt loam, 1 to 3 percent slopes	37.14	29.4%		IIIe	Ile	693	21	4	99	36	1	7	32	16
6241	Keota silt loam, 3 to 6 percent slopes	23.01	18.2%		IVe	IVe	700	21	4	95	31	1	7	27	16
5834	Mitchell silt loam, 0 to 1 percent slopes	4.08	3.2%		IIIc	I	1287	48	6	129	39	2	10	44	38
Weighted Average					3.18	2.63	1005.6	34.7	4.6	111	35.7	1	8.6	34.9	*n 27.5

*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.





