

**HELBERG AND NUSS AUCTIONS & REALTY, LLC**  
**PROPERTY INFORMATION SHEET**

**OWNER:** Mains Family

**PRICE:** \$560,000.00

**LOCATION:** Southwest of Scottsbluff National Monument. From Intersection of M Street, and Highway #71 (Old Oregon Trail Road) at the southwest edge of Gering, go 4 miles west to CR M, ¼ mile west on CR M to CR #18, then 0.6 miles south to the northeast corner of the farm.

**LEGAL DESCRIPTION:** SE1/4 Section 31(Except 2.98 acre building site in northeast corner), Township 22 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.

**ACRES:** 156.78 According To Scotts Bluff County Assessor.

**REAL ESTATE TAXES:** 2025 \$5,781.52.

**WATER RIGHTS:** 154.8 acres under Gering-Ft. Laramie Irrigation District. 2026 water right charges are in the amount of \$5,572.80.

**FSA INFORMATION:** (2024) 65.1 acre corn base at 147 bushel yield. FSA shows 151.89 acres cropland.

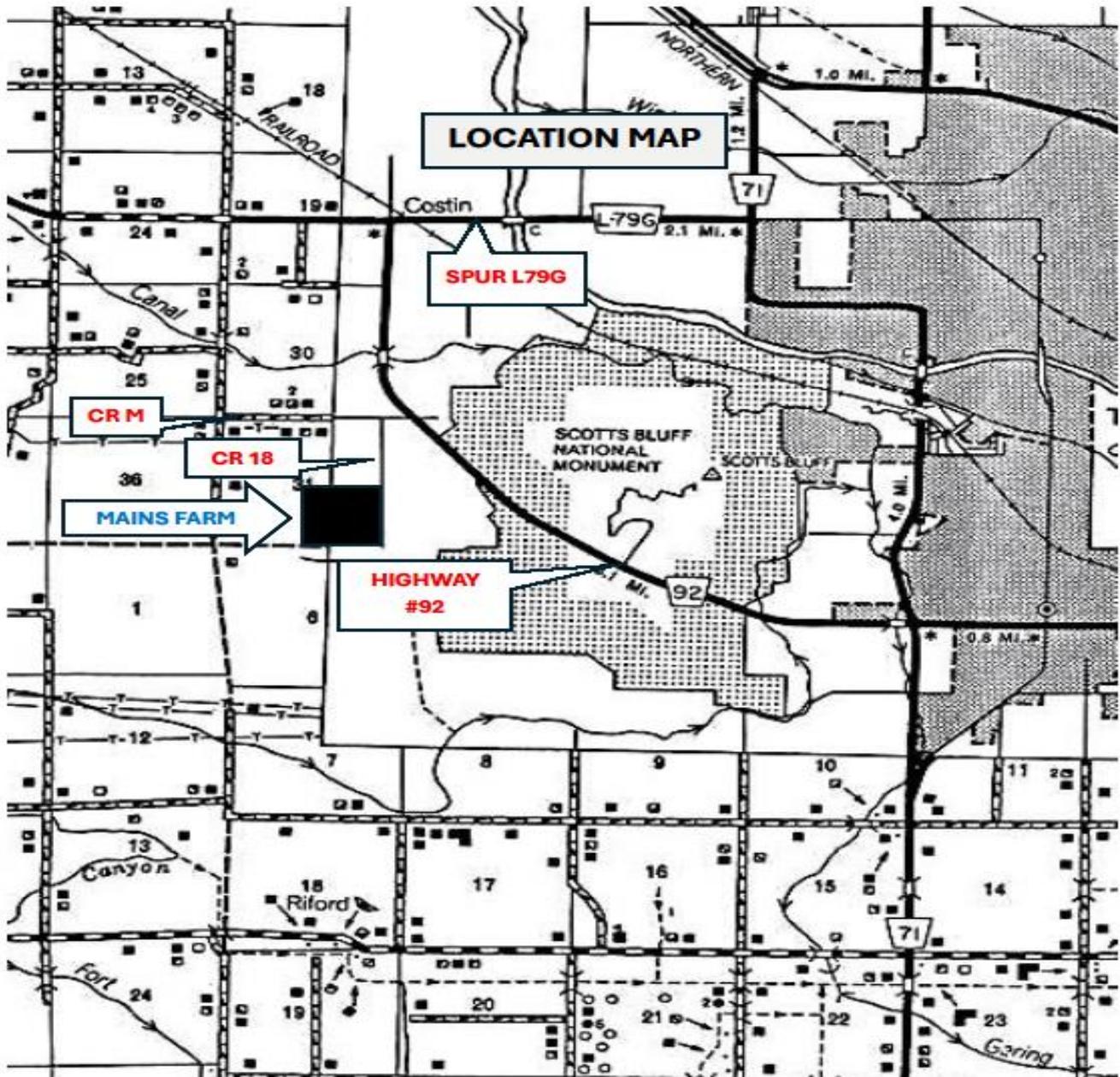
**MINERAL RESERVATION:** Sellers reserve no mineral rights. Property sells subject to any prior, unexpired mineral reservations.

**FARM LEASE:** Property is leased to Keller Family Farms for 2025 crop year.

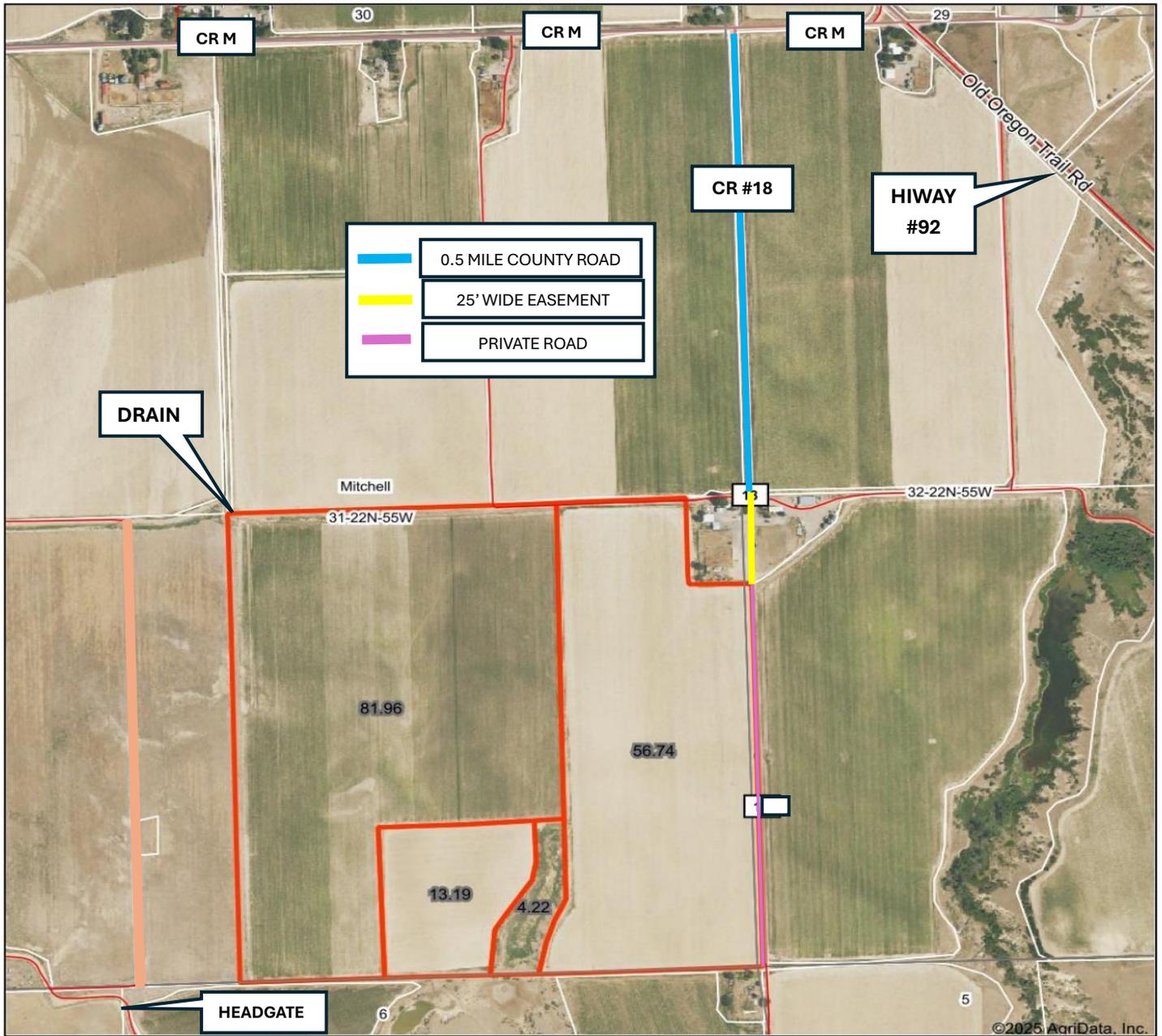
**ACCESS & PROPERTY SHOWING:** Please contact Don Helberg prior to wanting to inspect the property (308-631-0527). Don will be glad to go with you to look at the property. Access to the Mains Farm is unique. In looking at FSA map, official Scotts Bluff County Road only runs for ½ mile south of “CR M”. The actual northeast corner of the SE1/4 Section 31 was located, and it is on the east side of the road. There is no County Road from the northeast corner of Brad Keller’s building site to the southeast corner of the Mains Farm. The road from the point ½ mile south of “CR M” is private, and actually crosses the east side of Brad Keller’s building site as it continues south. From the south line of the Keller building site, the road is on BOTH (meandering) the Mains Farm and Keller Brothers property. The Mains Family and Brad Keller have agreed to an Easement to allow access to the Mains Farm. A copy of this easement, and restrictions set forth in the easement, is included in this information packet.

The above information is from sources deemed reliable, but is 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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Boundary Center: 41° 49' 58.78, -103° 44' 25.6

0ft 828ft 1657ft

HELBERG AND NUSS  
AUCTIONS & REALTY

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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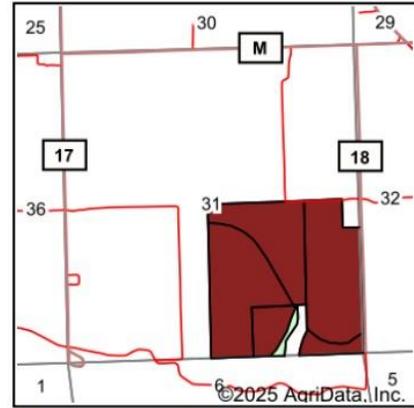
**31-22N-55W**  
**Scotts Bluff County**  
**Nebraska**



12/1/2025

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

# Soils Map



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **31-22N-55W**  
 Township: **Mitchell**  
 Acres: **151.89**  
 Date: **12/1/2025**



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	84.57	55.7%		IIIe	Ile	1287	47	5	123	37	1	10	39	38
5837	Mitchell silt loam, 3 to 6 percent slopes	65.17	42.9%		IIIe	Ile	1287	46	5	134	34	1	8	35	37
1826	Sulco complex, 9 to 60 percent slopes	2.15	1.4%		VIIe		1283	2							5
<b>Weighted Average</b>					<b>3.06</b>	<b>*-</b>	<b>1286.9</b>	<b>45.9</b>	<b>4.9</b>	<b>126</b>	<b>35.2</b>	<b>1</b>	<b>9</b>	<b>36.7</b>	<b>*n 37.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.







**GRANT OF EASEMENT FOR INGRESS/EGRESS IN  
PERPETUITY**

This Grant of Easement entered into this 11 day of November, 2025 by and between BRADLEY ALLEN KELLER and JANIE R. KELLER, husband and wife, hereinafter referred to as "Grantors"; and MARY C. MAINS, Trustee of the Mary Mains Living Trust dated July 21, 2016 and E. DOUGLAS MAINS, TRUSTEE of the Mains Family Trust dated August 24, 2016, hereinafter referred to as "Grantees", witnesseth:

WHEREAS Grantors are the owners of the following described real estate, to-wit:

Twp. 22 North, Range 55 West of the 6th P.M., Scotts Bluff Co., NE

A tract of land situated in the NE1/4SE1/4 of Section 31, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows: Beginning at the East Quarter corner of Section 31, thence southerly on the east line of Section 31, on an assumed bearing of S00°42'05"E, a distance of 457.12 feet, thence bearing S89°17'55"W, a distance of 286.21 feet, thence bearing N00°46'29"W, a distance of 443.35 feet, thence bearing N81°54'52"E, a distance of 98.50 feet, to the point of intersection with the North line of the SE1/4 of Section 31, thence bearing N88°57'42"E, on the north line of the SE1/4 of Section 31, a distance of 189.10 feet, to the Point of Beginning, containing an area of 2.98 acres, more or less.

WHEREAS Grantees are the owners of the following described real estate, to-wit:

Twp. 22 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff Co., NE

Sec. 31:SE1/4 except a tract of land situated in the NE1/4SE1/4 more particularly described as follows: Beginning at the East Quarter corner of Section 31, thence southerly on the east line of Section 31, on an assumed bearing of S00°42'05"E, a distance of 457.12 feet; thence bearing S89°17'55"W, a distance of 286.21 feet, thence bearing N00°46'29"W, a distance of 443.35 feet, thence bearing N81°54'52"E, a distance of 98.50 feet, to the point of N88°57'42"E, on the north line of the SE intersection with the North line of the SE1/4 of Section 31, thence bearing of Section 31, a distance of 189.10 feet, to the Point of Beginning, containing an area of 2.98 acres, more

WHEREAS Grantors have agreed to grant to Grantees, their successors and assigns, a twenty-five (25) foot wide easement over and across the above-described real estate owned by Grantors which easement is legally described as follows:

An ingress/egress easement located in the Northeast Quarter of the Southeast (NE1/4SE1/4) of Section 31, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

A parcel of land 25 feet wide, with the sidelines being prolonged or shortened to conform with the Grantor's property lines, lying 25 feet on the right (west) side of a line described as beginning at the northeast corner of said NE1/4SE1/4, said point being the northeast corner of a tract of land described in the Scotts Bluff County deed records at Inst. #2001-06346, and said point being the POINT OF BEGINNING of this description; thence southerly on the east line of said NE1/4SE1/4 a distance of 457.12 feet, more or less, to the southeast corner of said tract of land, and the point of termination. Containing 0.26 acres, more or less, hereinafter "Easement Area." A copy of a diagrammed drawing of the Easement Area is attached hereto and by this reference incorporated herein as Exhibit "A."

NOW WITNESSETH, that pursuant to the above recitals which are incorporated by reference, and in consideration of the mutual covenants contained herein and other good and valuable consideration received by **Grantors**, receipt of which is hereby acknowledged, **Grantors** hereby shall grant to **Grantees**, their successors and assigns, the full and free right in perpetuity of ingress and egress over and through the Easement Area exclusively and solely for agricultural and hunting purposes.



**Grantor** shall continue to maintain the Easement Area in a condition that will allow passage thereon by motor vehicle. **Grantees** shall reimburse **Grantor** for the costs of material associated with maintaining the Easement Area.

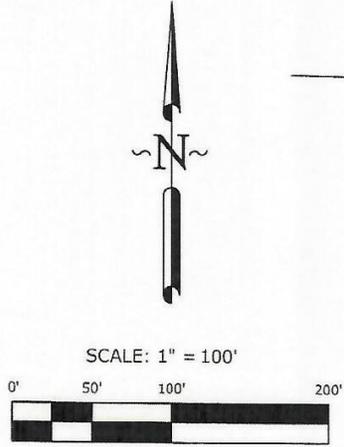
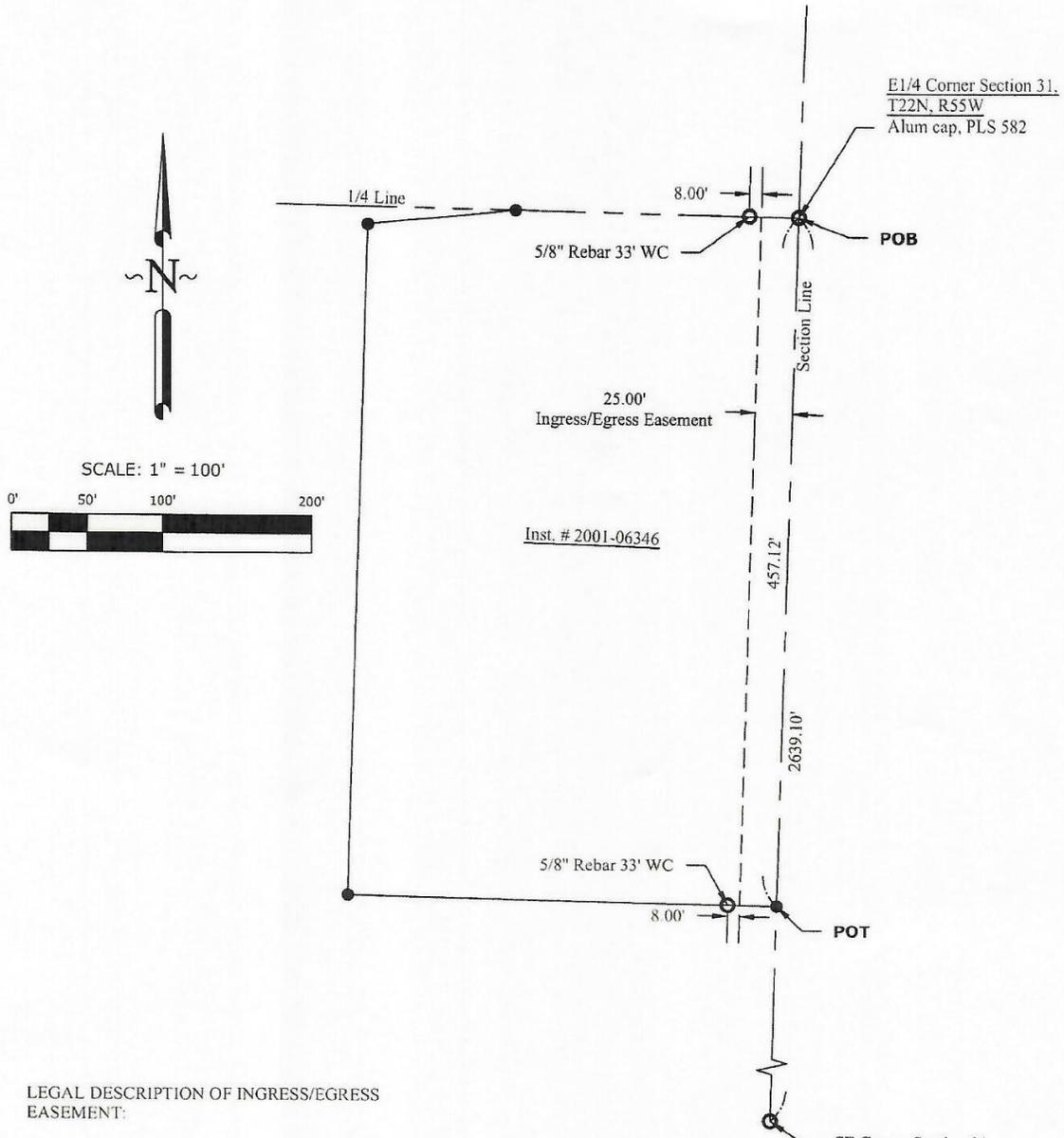
**Grantees**, their agents, employees, tenants, invitees, licensees and guests shall not exceed a speed of 10 miles per hour when accessing and crossing **Grantors'** above-described real estate. The parties agree that this Grant of Easement provides only for reasonable access for historic agricultural purposes and hunting purposes, and conveys no other additional right of usage, or interest in the property. This Grant of Easement shall be personal for the use of **Grantees**, their successors and assigns, and those conducting agricultural or hunting-related operations on behalf of the **Grantees** and their successors and assigns.

**Grantees** covenant to indemnify and save and keep harmless **Grantors** from and against any and all claims, demands, actions, causes of action, suits, judgments, executions or liability whatsoever which

may be brought, arise or come against **Grantors** by reason of the lawful use of the Easement Area by any person including by way of description but not limitation, **Grantees**, or **Grantees'** invitees, guests, employees, agents or contractors.

To have and to hold said easement or right-of-way hereby granted unto **Grantees**, their successors and assigns in perpetuity.

EXHIBIT "A"



LEGAL DESCRIPTION OF INGRESS/EGRESS EASEMENT:

An ingress/egress easement located in the Northeast Quarter of the Southeast (NE1/4SE1/4) of Section 31, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

A parcel of land 25 feet wide, with the sidelines being prolonged or shortened to conform with the Grantor's property lines, lying 25 feet on the right (west) side of a line described as beginning at the northeast corner of said NE1/4SE1/4, said point being the northeast corner of a tract of land described in the Scotts Bluff County deed records at Inst. #2001-06346, and said point being the POINT OF BEGINNING of this description; thence southerly on the east line of said NE1/4SE1/4 a distance of 457.12 feet, more or less, to the southeast corner of said tract of land, and the point of termination. Containing 0.26 acres, more or less.

LEGEND:

- Found Monument as Indicated
- Calculated Point

E1/4 Corner Section 31,  
T22N, R55W  
Alum cap, PLS 582

SE Corner Section 31,  
T22N, R55W  
Alum cap, PLS 582