

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

**OWNER:** William R. Vaughan Living Trust

**PRICE:** \$99,000.00

**LOCATION:** West of Scottsbluff on Highway #92(5.5 Miles West of Case-IH Equipment), OR ½ Mile East of Hubbard's Hill(Intersection Highway #92 & South Mitchell Road). North Side of Highway #92.

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING, TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE, ALONG THE WEST LINE OF SAID QUARTER SECTION, N01°48'50"E TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF NEBRASKA HIGHWAY #92, BEING A DISTANCE OF 58.73 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N01°48'50"E FOR A DISTANCE OF 322.17 FEET; THENCE, S88°01'27"E FOR A DISTANCE OF 953.76 FEET; THENCE, S01°30'17"W TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY, BEING A DISTANCE OF 318.56 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, N88°21'41"W FOR A DISTANCE OF 955.47 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 7.00 ACRES, MORE OR LESS.

AND, TO INCLUDE A 50 FEET WIDE ACCESS AND UTILITY EASEMENT LYING EASTERLY OF THE ABOVE DESCRIBED TRACT FOR THE USE AND BENEFIT OF SAID TRACT, AND A 20 FEET WIDE UTILITY AND DRAINAGE EASEMENT BEING THE WEST 20 FEET OF THE ABOVE DESCRIBED TRACT FOR THE USE AND BENEFIT OF THE ADJOINING LANDS NORTH, BOTH SHOWN ON SURVEY PLAT.

**ACRES:** 7.00 According To Survey.

**REAL ESTATE TAXES:** To Be Determined After Split By Scotts Bluff County.

**WATER RIGHTS:** 7.86 acres water right under Gering-Ft. Laramie Irrigation with 2025 O&M of \$330.12.

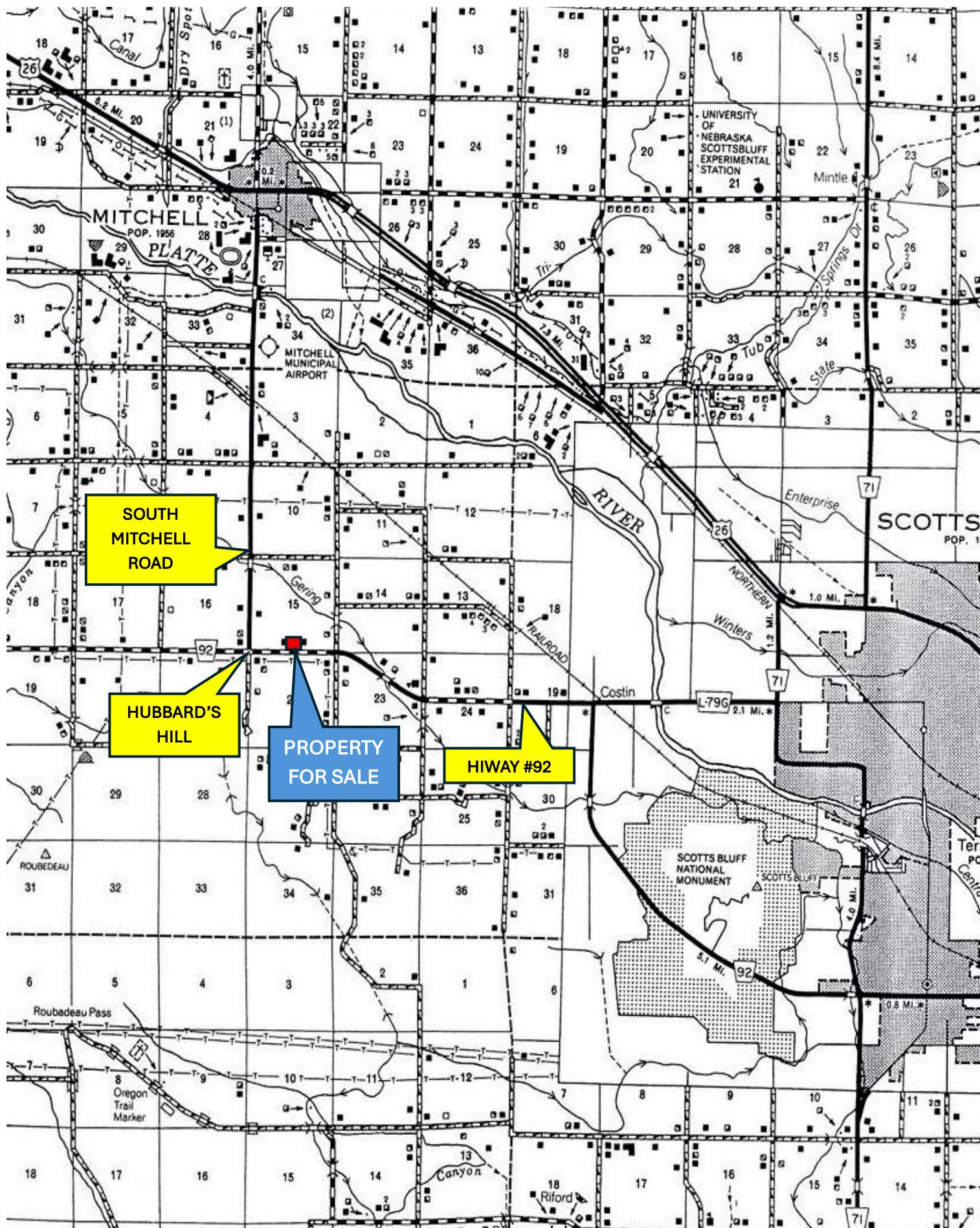
**MINERAL RESERVATION:** None.

**DISCLAIMER:** Neither Seller, or Helberg and Nuss Auctions & Realty, LLC, make any representation as to availability or adequacy of any future domestic water well source.

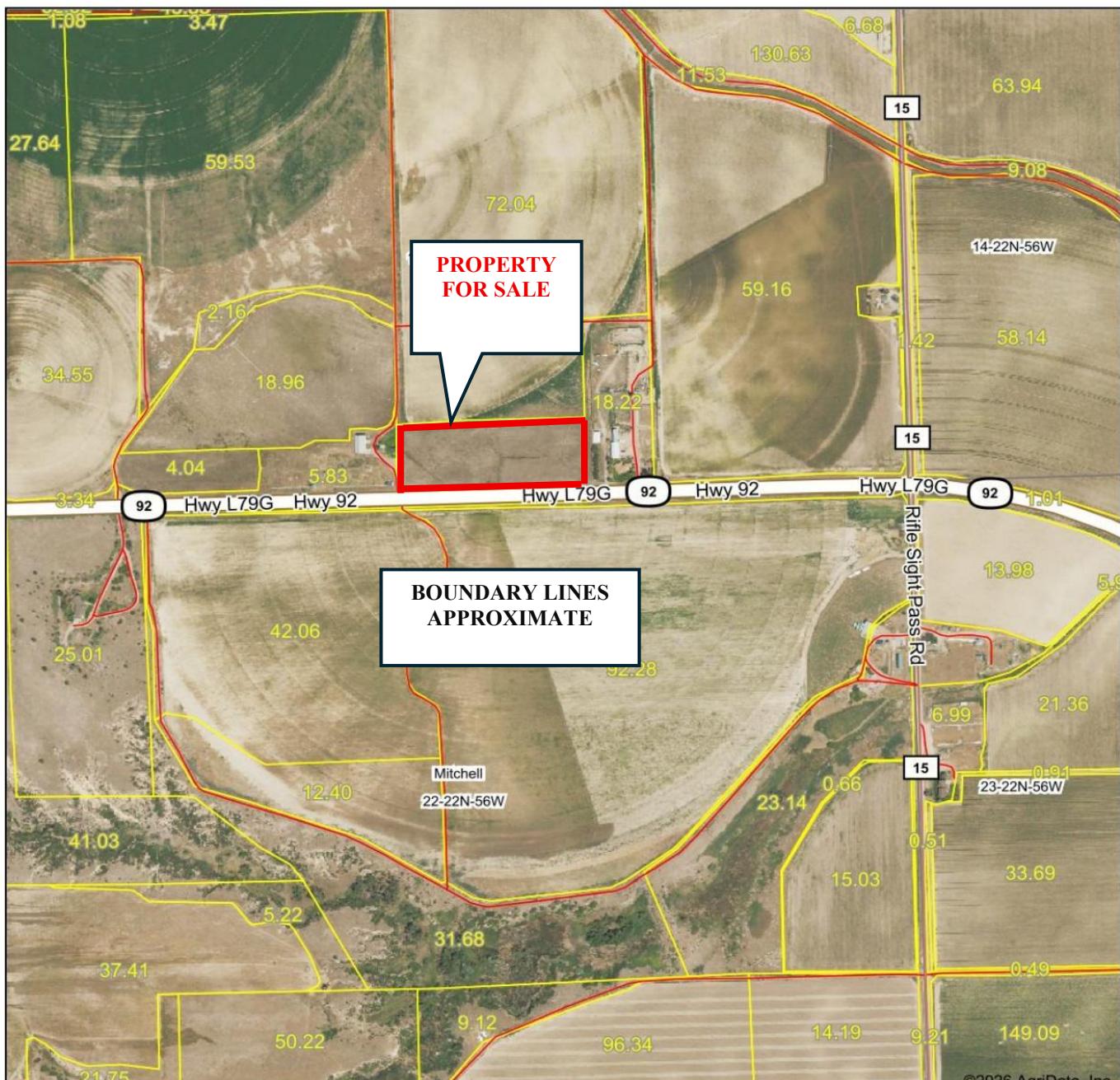
**THE PROPERTY:** Easily accessible site on the north side of hardsurfaced Highway #92 just ½ mile east of Hubbard's Hill. Outstanding view of the Monument and Wild Cat Hills area west of Scottsbluff. Close location to Scottsbluff, Gering and Mitchell. There are no buildings on the property offered for sale.

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.

## VAUGHAN SITE LOCATION MAP



## Aerial Map



HELBERG AND NUSS

AUCTIONS & REALTY

Maps Provided By



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[www.AgroDataInc.com](http://www.AgroDataInc.com)

Map Center: 41° 52' 17.47, -103° 48' 0.22

0ft 828ft 1656ft

22-22N-56W  
Scotts Bluff County  
Nebraska



2/8/2026

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

## RECORD OF AEDS SURVEY

TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

## SURVEYOR'S CERTIFICATE.

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT INDICATION OF THE SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH; THAT THE SURVEY AND DRAWING WAS CONDUCTED IN ACCORDANCE WITH THE NATIONAL SURVEYING STANDARDS; THAT THE POINTS AND LINES LOCATED AND DRAWN ARE IN ACCORDANCE WITH THE MONUMENTS, IF ANY, FOUND OR SET; AND THAT THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

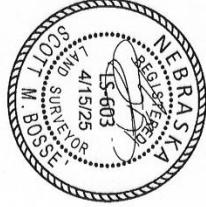
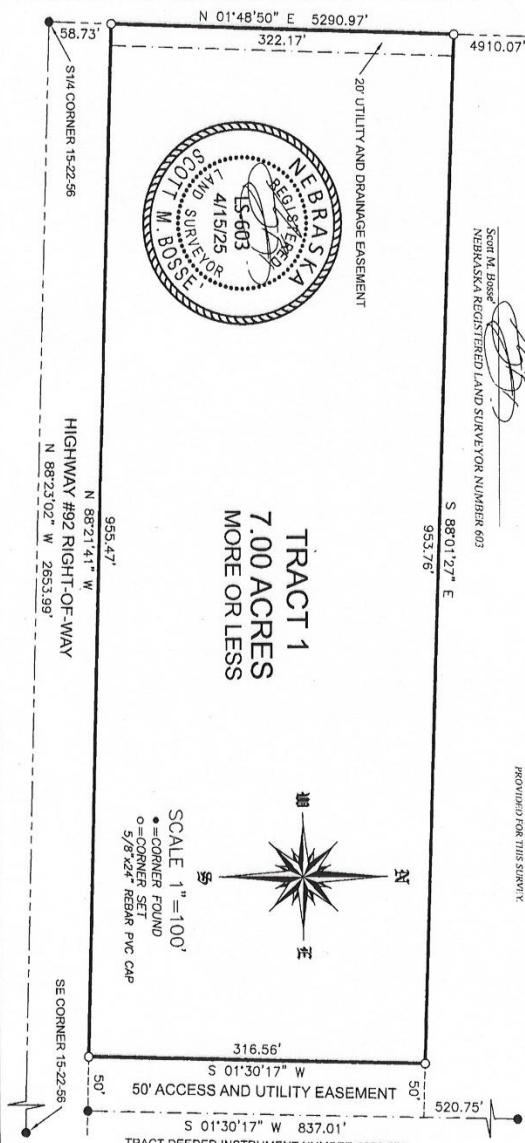
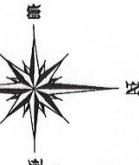
WITNESS MY HAND AND SEAL this 15th day of April, 2025.Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

S 8801-227" E

953.76

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A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
REFFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION, N01°48'50" E TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 58.73 FEET; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THEREC, S8801-227E FOR A DISTANCE OF 93.76 FEET, thence S91°17'11" W to a point on the NORTHERLY RIGHT-OF-WAY; thence S91°17'11" E to the true point of beginning, said RIGHT-OF-WAY, AREA OF 17.96 ACRES, MORE OR LESS.  
ABOVE DESCRIBED TRACT FOR THE USE AND BENEFIT OF SAID TRACT.  
ALSO TO INCLUDE A 50 FEET WIDE ACCESS AND UTILITY EASEMENT LYING EASTERLY OF THE ABOVE DESCRIBED TRACT FOR THE USE AND BENEFIT OF SAID TRACT.  
SAID TRACT IS MAJOR SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPOINT.

2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED FOR THIS SURVEY. FOR FURTHER INFORMATION, REFER TO THE RECORD DOCUMENTATION MAP PROVIDED FOR THIS SURVEY.

TRACT 1  
7.00 ACRES  
MORE OR LESS

TRACT DEEDED INSTRUMENT NUMBER 2025-770

CORNER TIE:

SI CORNER 15-22-56

FOUND ALUMINUM CAP

NE 42.37 TO CULVERT

SW 67.82 TO POWER POLE

NW 61.67 TO POWER POLE

EAST 20' TO ROAD

SW 74.57 TO GARAGE CORNER

NW CORNER 15-22-56

FOUND ALUMINUM CAP

EAST 20' TO ROAD

SW 74.57 TO POWER POLE

NW 24.07 TO POWER POLE

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An Ag-Estate Dwelling Site (AEDS) is still just zoned Ag. Here are those permitted uses:

**5.101 Permitted Uses**

1. Agricultural and ranching activities, including the storage of chemicals and other farm associated products for sole use of the farm or ranch operator.
2. Single Family Dwellings as follows:
  - (a) One farm or ranch dwelling per farm for owner/operator.
  - (b) Accessory single family dwellings
  - (c) Non-farm dwelling on a three (3) acre or larger lot existing at the time of adoption of this resolution, which lot has a previously identified parcel number and is NOT a government lot.
3. Bed & breakfasts
4. Manufactured Home meeting the following requirements:
  - a. a minimum of 800 square feet of floor area.
  - b. a roof pitch with a minimum vertical rise of 2 ½ inches per foot of horizontal run.
  - c. exterior materials in compliance with existing site-built residential construction code.
  - d. a roof of non-reflective material that is or similar to asphalt or wood shingles, tile or rock.
  - e. all wheels, transporting lights, and towing apparatus removed; and
  - f. bears an appropriate seal which indicates that it was constructed in accordance with the with the standards of the U.S. Department of Housing & Urban Development.

All other Ag related structures and uses such as barns, grain silos, corrals, etc. They can have animals – horses, cattle, chickens, goats, etc.

**Bill Mabin**

**Scotts Bluff County  
Building & Zoning**









**EASEMENT FOR ACCESS OFF OF HIGHWAY #92(FOR THE BENEFIT OF THE 7 ACRES). THIS TURNOFF ALSO PROVIDES ACCESS TO PIVOT IRRIGATED FARMLAND NORTH OF THE 7 ACRE SITE. THE SELLER WILL RETAIN OWNERSHIP OF THE LAND THAT THE EASEMENT CROSSES. BUYER OF 7 ACRES WILL HAVE ACCESS THRU THE EASEMENT. THIS WILL ELIMINATE THE NEED TO INSTALL ANOTHER TURN OFF FROM HIGHWAY #92.**