

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 316.56 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.

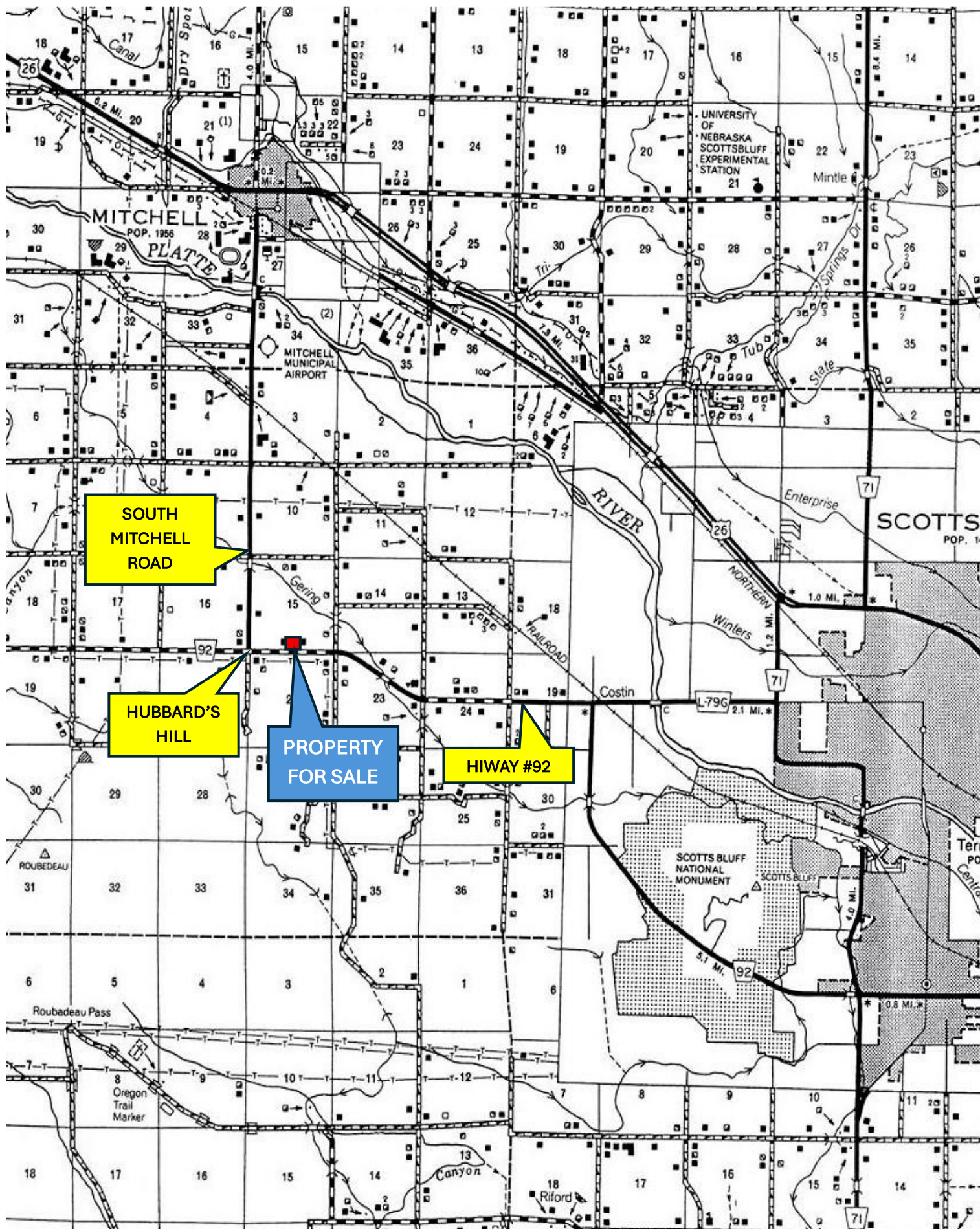
MINERAL RESERVATION: None.

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.

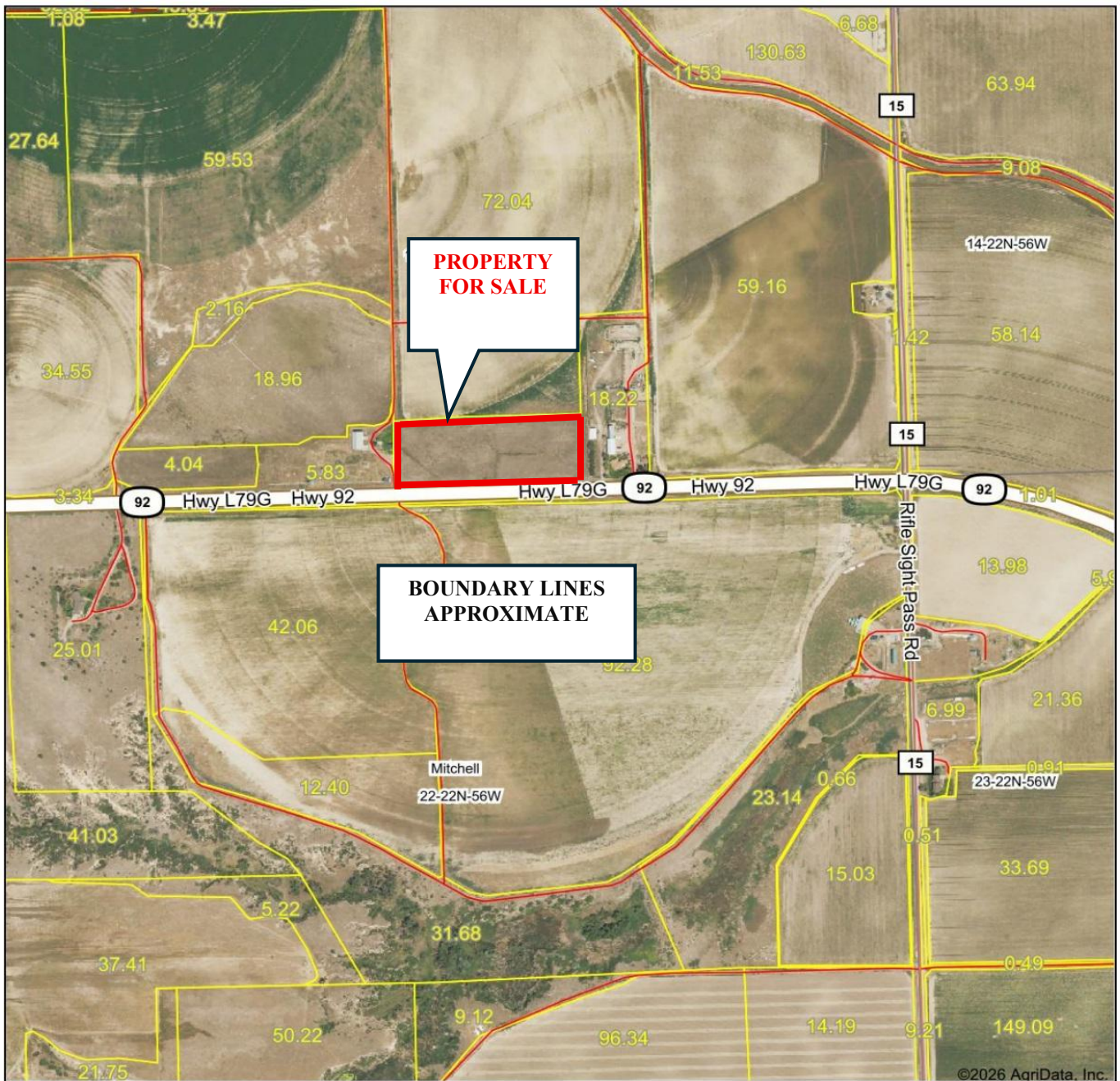
THE PROPERTY: Easily accessible site on the north side of hardsurfaced Highway #92 just ½ mile east of Hubbard's Hill. Outstanding view of the Monument and Wild Cat Hills area west of Scottsbluff. Close location to Scottsbluff, Gering and Mitchell. There are no buildings on the property offered for sale.

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

22-22N-56W
Scotts Bluff County
Nebraska

0ft 828ft 1656ft



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. BOSS, 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 DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 1/4" = 100' TO THE INCH; THAT SAID SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION; THAT THE DISTANCES ARE GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 15th day of April, 2025.

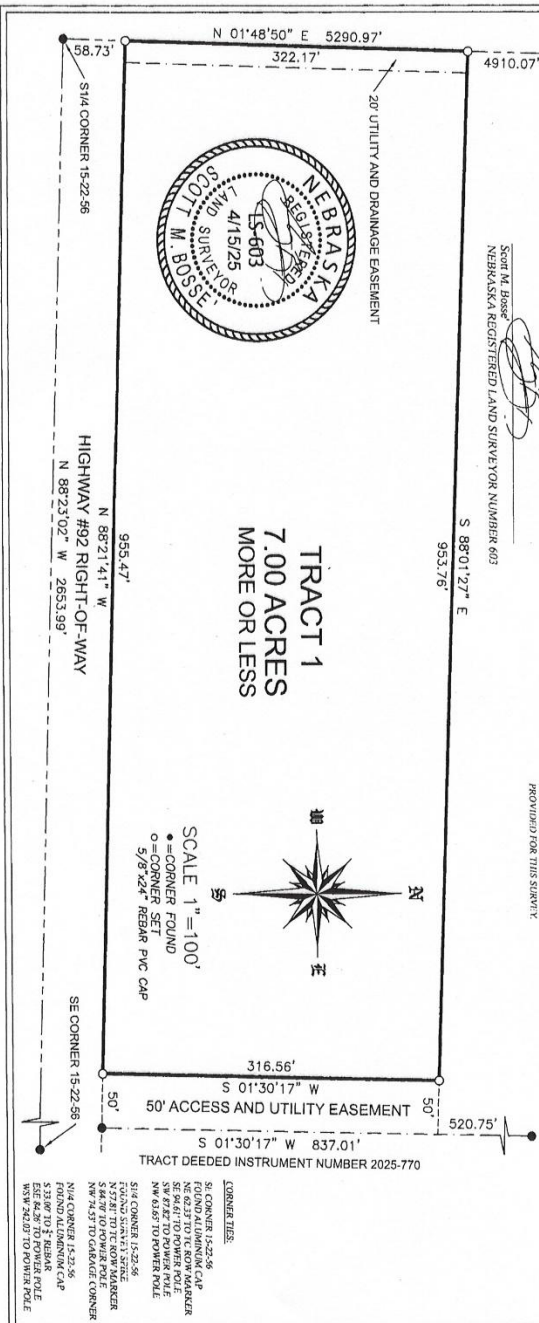
Scott M. Boss
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

LEGAL DESCRIPTION:

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: BEGINNING AT THE SOUTHEAST CORNER 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 RIGHT-OF-WAY, S88°01'27"E TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY, BEING A DISTANCE OF 953.47 FEET; THENCE, S01°30'17"W TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY, BEING A DISTANCE OF 116.56 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, N88°01'27"E TO A POINT OF INTERSECTION WITH THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 7.00 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) THIS TRACT IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYS OF RECORD AND ENCUMBRANCES NOTED HEREON, WHICH WERE PROVIDED TO OR DISCOVERED BY SURVEYOR, NO ABSTRACT CARRIER TITLE PROVIDED FOR THIS SURVEY.
- 2) THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA, AND HAS FOUND NO OTHER RECORDS AFFECTING THIS SURVEY.



SHEET
1 OF 1

PROJECT:
VAUGHAN AEDS 15-22-56
WILLIAM VAUGHAN
MITCHELL, NEBRASKA

ACCUSTAR SURVEYING
30801 COUNTY ROAD 17
PHONE: (308) 623-0197

MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=100'
Date: MARCH 31, 2025
Drawn By: MBP
Reviewed: APRIL 15, 2025

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.