

HELBERG AND NUSS AUCTIONS & REALTY, LLC
PROPERTY INFORMATION SHEET

OWNER: William R. Vaughan Living Trust

PRICE: ~~\$590,000.00~~(CHANGED 8/26)

LOCATION: ½ Mile East of Hubbard's Hill on Highway #92.

LEGAL DESCRIPTION: Part SE1/4 and part NE1/4 Section 15, Township 22 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska.

ACRES: 131.54 Adjusted Assessor Acres After Deduction of East Building Site, and Southwest Corner Ag Estate.

REAL ESTATE TAXES: 2025- To Be Determined.



WATER RIGHTS: Before exclusion of two sites, the farm had 142.3 acres water right acres under Gering-Ft. Laramie Irrigation District.

MINERAL RESERVATION: The Seller reserves no minerals. The property sells subject to any prior unexpired mineral reservations.

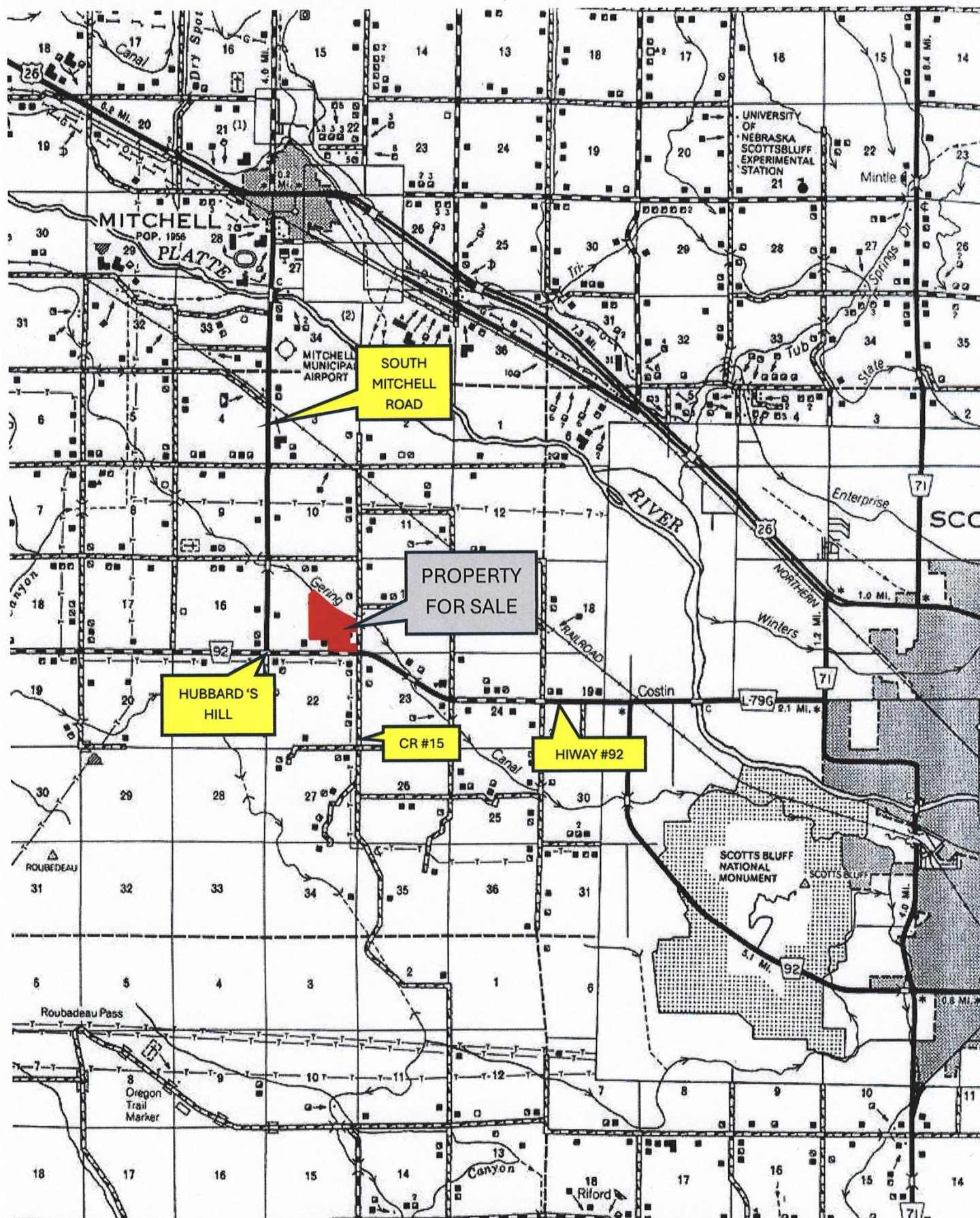
POSSESSION: Property sells subject to 2026 farm lease.

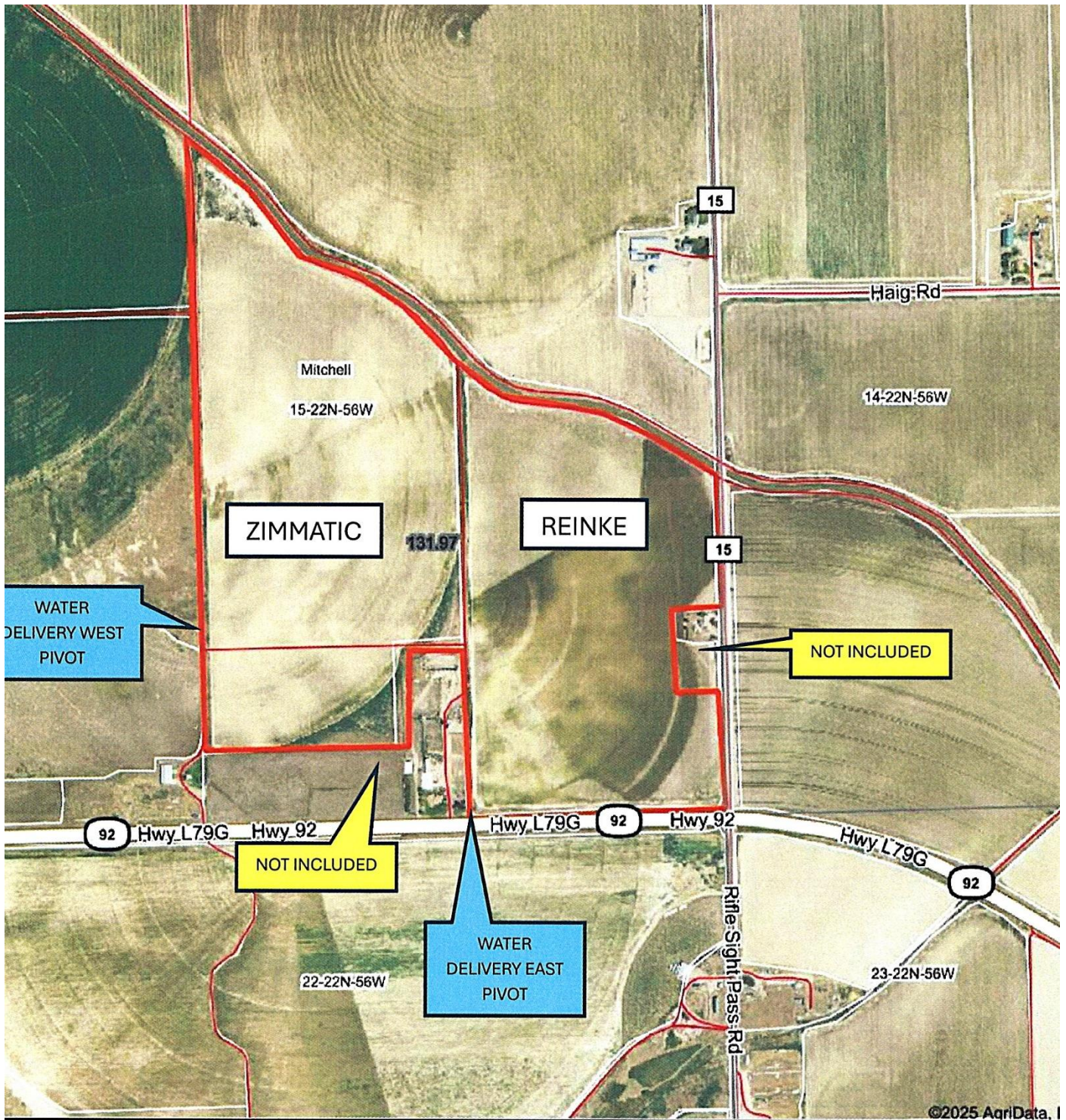
PIVOTS: East pivot Model 2060 EsssAC Reinke corner system pivot delivered July 2021, completed January 2022, and first used June 2022. Pump NIDEC 15 HP 3 Phase Motor. West pivot 2009 7 tower Zimmatic. 1,290 pipe length. Pump 15 HP High Thrust (3 Phase).

INCLUDED IN SALE: 66-30' joints PVC gated pipe. 30" gates. 1 short 10" section PVC pipe.

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 its agents are agents of, and are representing the seller.







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BERG AND NUSS

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Boundary Center: 41° 52' 37.89, -103° 47' 54.32

0ft 828ft 1656

15-22N-56W
Scotts Bluff County
Nebraska



12/24/2025

orders provided by Farm Service Agency as of 6/21/2008.

EAST PIVOT





WEST PIVOT

