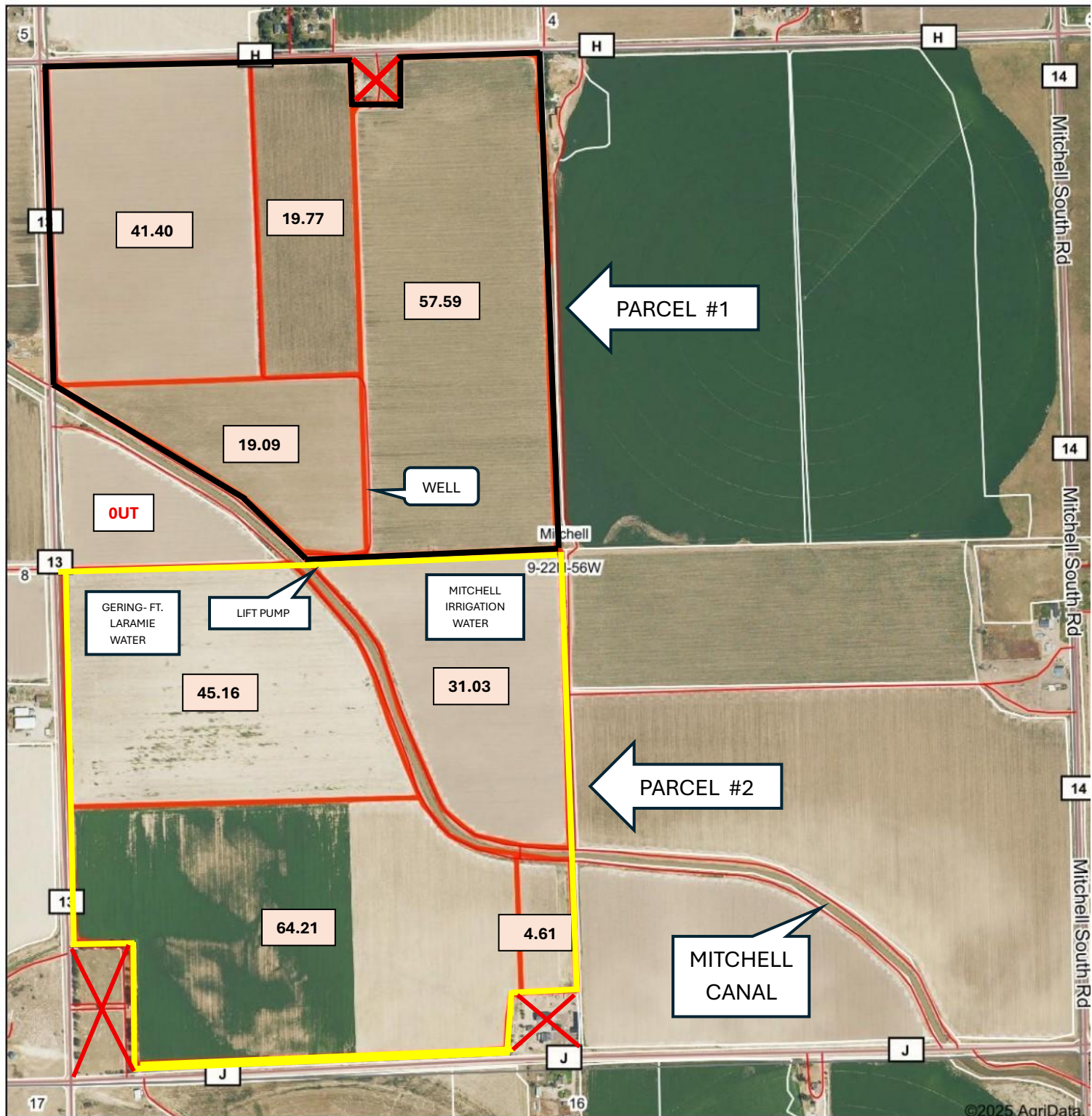


ASCHENBRENNER PARCELS #1 & #2 COMBINATION #1



HELBERG AND NUSS
AUCTIONS & REALTY

Maps Provided By:



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BOUNDARY LINES APPROXIMATE

9-22N-56W
Scotts Bluff County
Nebraska

0ft 832ft 166



9/2/2025



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

PARCEL #1 **AUCTION PRICE \$770,000**

OWNERS: ROBERT & BETTY ASCHENBRENNER

LOCATION: 3 Miles South of Mitchell, Ne., on "South Mitchell Road" to CR H, and ½ Mile West to Northeast Corner).

LEGAL DESCRIPTION: Part NW1/4 North of Mitchell Irrigation Canal(Assessor ID# 010006087), and Part E1/2NW1/4(Assessor ID#-010330631) All in Section 9, Township 22 North, Range 56 West of the 6th P/M., Scotts Bluff County, Nebraska. Building site along the north property line not included in the sale.

ACRES: 143.98 According To Scotts Bluff County Assessor.

REAL ESTATE TAXES: 2025- \$4,187.88.

WATER RIGHTS: 142.0 acres under Mitchell Irrigation District. 2025 Water Right Charges \$3,408.00. Farm drains at northeast corner.

IRRIGATION WELL: Registration #A-003421. Well powered by 30HP US Electric Motor with 10" Sargent pump. **Well used for irrigation in 2022 season.** Available water for 2025-2029 period 94".

BASE INFORMATION: 137.85 DCP cropland, 53 acre corn base at 166 bushel yield. APH Yield 2015-24 Beets 11,085# sugar average.

2025 YIELDS FROM CROP INSURANCE: Beets 11,480# sugar/acre at 18.3 sugar, Corn 178 bu/acre average with Parcel #2.

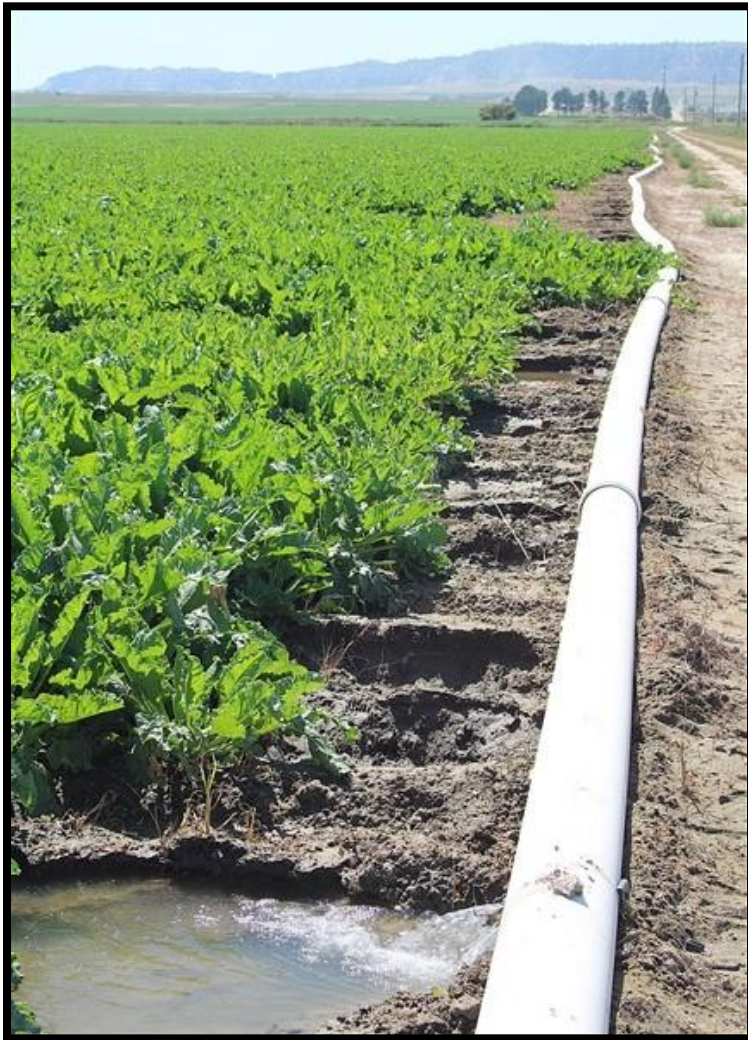
MINERAL RESERVATION: The Sellers reserve no minerals. The property sells subject to any prior unexpired mineral reservations.

POSSESSION: Property sells subject to 2025 farm lease. Full possession March 1, 2026. Crop aftermath reserved from sale per terms of lease.

INCLUDED IN SALE: PVC gated pipe with 30" gates. 570' 12", 1,350' 10", and 1,620' 8".

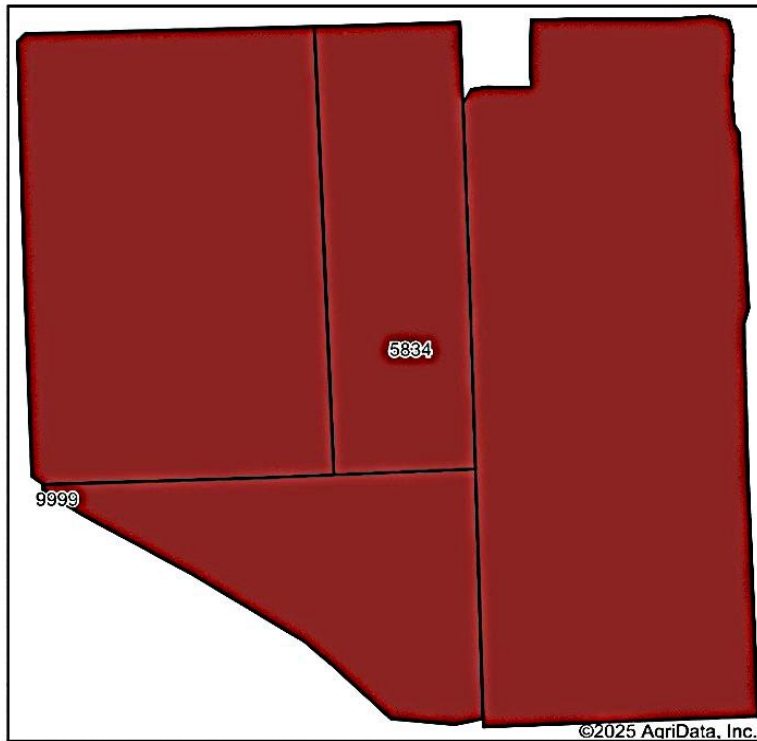
The above information is from sources deemed reliable, but is not guaranteed. Information on property features compiled to the best of Listing Agents' ability, but again are not guaranteed. Prospective buyers should personally verify any items in question. Premier Properties, and Helberg and Nuss Auctions & Realty, LLC, and their agents are agents of, and are representing the seller.



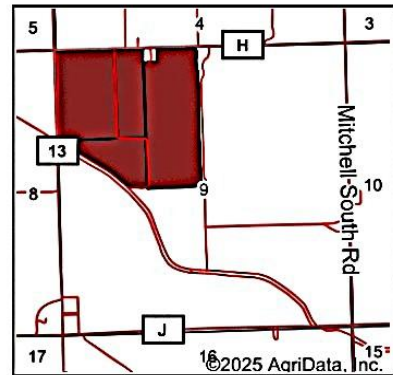


PARCEL #1 SOILS

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **9-22N-56W**
 Township: **Mitchell**
 Acres: **137.85**
 Date: **9/2/2025**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE157, Soil Area Version: 23

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
5834	Mitchell silt loam, 0 to 1 percent slopes	137.85	100.0%		IIIc	I	1287	48	6	129	39	2	10	44	38
Weighted Average					3.00	1.00	1287	48	6	129	39	2	10	44	*n 38

*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.



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

PARCEL #2 **AUCTION PRICE \$355,000**

OWNERS: ROBERT & BETTY ASCHENBRENNER

LOCATION: 4 Miles South of Mitchell, Ne., on "South Mitchell Road" to CR J, and ½ Mile West.

LEGAL DESCRIPTION: Part SW1/4(Assessor ID# 010346260) Section 9, Township 22 North, Range 56 West of the 6th P/M., Scotts Bluff County, Nebraska. Cemetery site in southwest corner, and building site in southeast corner not included in the sale.

ACRES: 152.94 According To Scotts Bluff County Assessor.

REAL ESTATE TAXES: 2025- \$4,053.60.

WATER RIGHTS: 29.0 acres under Mitchell Irrigation District with 2025 charges of \$696.00, plus 120 acres under Gering Ft. Laramie Irrigation with 2025 charge of \$4,920.00. Total 2025 water charge \$5,616.00. Water from Mitchell Canal lifted to northeast field by electric pump with 5HP Baldor single phase motor. South, large field drains to Mitchell Canal. Northeast 31 acre field drains at northeast corner, and then north along east line of Parcel #1.

BASE INFORMATION: 145.01 acres DCP cropland, 65.5 acre corn base at 166 bushel yield. No beets for 10 years.

2025 YIELDS FROM CROP INSURANCE: Northern 43 bu/acre, pintos 35 bu/acre, corn 178 bu/acre average with Parcel #1.

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

POSSESSION: Property sells subject to 2025 farm lease. Full possession March 1, 2026. Crop aftermath reserved from sale per terms of lease.

INCLUDED IN SALE: 1,080' 10" PVC gated pipe with 30" gates. Pipe is in place in the field. Baled hay reserved from sale.

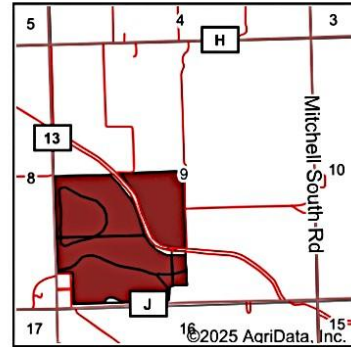
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PARCEL #2 SOILS

Soils Map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **9-22N-56W**
 Township: **Mitchell**
 Acres: **145.01**
 Date: **9/2/2025**

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

Area Symbol: NE157, Soil Area Version: 23															
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
5834	Mitchell silt loam, 0 to 1 percent slopes	87.36	60.3%		IIIc	I	1287	48	6	129	39	2	10	44	38
5837	Mitchell silt loam, 3 to 6 percent slopes	32.18	22.2%		IIIe	IIIe	1287	46	5	134	34	1	8	35	37
5835	Mitchell silt loam, 1 to 3 percent slopes	21.63	14.9%		IIIe	Ile	1287	47	5	123	37	1	10	39	38
9999	Water	3.22	2.2%				0	0							
6201	Epping silt loam, 3 to 30 percent slopes	0.62	0.4%		VIs		693	5							12
Weighted Average					*-	*-	1255.9	46.2	5.5	125.8	36.6	1.6	9.3	40.1	*n 36.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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

Soils data provided by USDA and NRCS.