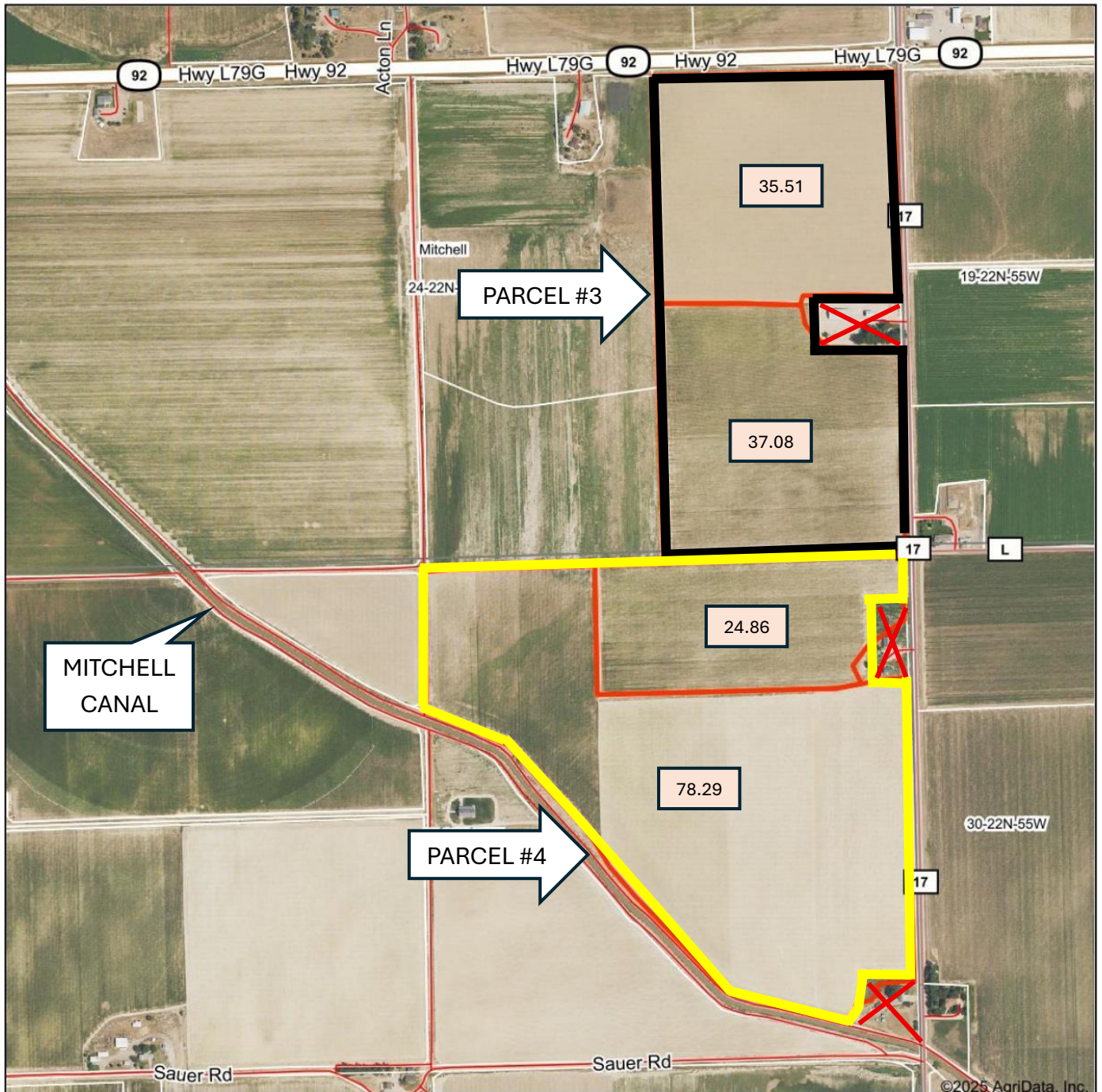


ASCHENBRENNER PARCELS #3 & #4 COMBINATION #2

Aerial Map



HELBERG AND NUSS
AUCTIONS & REALTY

Maps Provided By:



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BOUNDARY LINES APPROXIMATE

24-22N-56W
Scotts Bluff County
Nebraska

0ft 827ft 1654ft



9/2/2025

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



AND
HELBERG AND NUSS AUCTIONS & REALTY, LLC

PROPERTY INFORMATION SHEET

PARCEL #3

OWNERS: ROBERT & BETTY ASCHENBRENNER

LOCATION: 3 Miles East of Intersection of Highway #92 and South Mitchell Road(Hubbard's Hill South of Mitchell, Ne.) to CR #17. This Intersection is the northeast corner of the farm.

LEGAL DESCRIPTION: Part E1/2SE1/4 Section 24, Township 22 North, Range 56 West of the 6th P/M., Scotts Bluff County, Nebraska. Building Site along east side of farm not included in the sale.

ACRES: 77.27 According To Scotts Bluff County Assessor. **This is before exclusion of site.**

REAL ESTATE TAXES: 2024- Estimated \$2,400.00 excluding buildings.

WATER RIGHTS: 79.00 acres under Mitchell Irrigation District. 2025 Water Right Charges Are \$1,896.00.

Farm drains at east side, and water moved north through Haig Community Drain.

BASE INFORMATION: 73.66 acres DCP cropland, 20.7 acre corn base at 167 bushel yield. APH Yields 2015-24 Pintos 47 Bu., Corn 202 Bushel. No beets for 10 years.

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: No gated pipe, water screen units, or other surface irrigation equipment included in the 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. Premier Properties, and Helberg and Nuss Auctions & Realty, LLC, and their agents are agents of, and are representing the seller.





AND
HELBERG AND NUSS AUCTIONS & REALTY, LLC

PROPERTY INFORMATION SHEET

PARCEL #4

OWNERS: ROBERT & BETTY ASCHENBRENNER

LOCATION: 3 Miles East of Intersection of Highway #92 and South Mitchell Road(Hubbard's Hill South of Mitchell, Ne.) to CR #17, and ½ mile south.

LEGAL DESCRIPTION: Part NE1/4(Assessor ID# 010000162)Section 25, Township 22 North, Range 56 West of the 6th P/M., Scotts Bluff County, Nebraska. 2 Building Sites along east side of farm not included in the sale.

ACRES: 109.77 According To Scotts Bluff County Assessor.

REAL ESTATE TAXES: 2024- \$3,010.76.

WATER RIGHTS: 111.00 acres under Mitchell Irrigation District. 2025 Water Right Charges Are \$2,664.00.

Farm drains at northeast corner, and water moved north through Haig Community Drain.

BASE INFORMATION: 101.54 acres DCP cropland, 34.5 acre corn base at 167 bushel yield. APH Yields 2015-24 Northern 43.9 Bu., Corn 200 Bushel. No beets for 10 years.

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: No gated pipe, water screen units, or other surface irrigation equipment included in the 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. Premier Properties, and Helberg and Nuss Auctions & Realty, LLC, and their agents are agents of, and are representing the seller.



