

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



**OWNER:** Nuss Farm, LLC.  
**PRICE:** \$,1,100,000.00  
**LOCATION:** 5 miles east of Minatare, Ne., on Highway #26 to CR #35, then 1.0 mile south. East side.  
**LEGAL DESCRIPTION:** NW1/4 Section 18, Township 21 North, Range 52 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.  
**ACRES:** 162.02 Total Acres According To Scotts Bluff County Assessor.  
**REAL ESTATE TAXES:** 2025-\$7,171.54 after Exemption. Property ID # 010002014.

**WATER RIGHTS:** 160.0 acres under Farmer's Irrigation District. 2026 Water Right Charges Are \$5,760.00.

**PIVOT:** 7 tower Reinke Model 2065 center pivot irrigating between 105 and 110 acres(estimated). Pivot SN-0307-37322(Dealer). Pivot set up to run well, or ditch water.

**WELL:** Irrigation well registered #G-051861 with 151.5 Certified acres. 89.8 inches remaining allocation for 2026-2029. Well column and impellers replaced 2 years ago. NPPD power.

**BASE INFORMATION:** The farm has 69.2 acres corn base at 183 bushel PLC yield.

**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. Full possession March 1, 2027.

**RESERVED FROM SALE:** No gated pipe included in the sale.

**HOME:** Stately home on site with mature evergreen tree protection. New high quality shingles, and siding in 2025. Home has natural gas fuel for heat originating from gas pipeline that crosses the south part of the farm. Domestic well and septic system in good operational condition. Central area of home is 2 story. Balance of structure one story with crawl space, or on slab. County Assessor Record show house at 2,968 square feet(total both levels). Agent measurement 2,944 square feet. Double attached garage.

**OUTBUILDINGS:** 60'x 30' part open front shed with concrete floor. East 18' enclosed. 5 ring steel grain bin with aeration.

**HISTORY:** Leon Moomaw was one of the successful early emigrant farmers that helped start the success story of the Valley. Alec Nuss tenant farmed the property for Mr. Moomaw, and purchased the property in the late 1930's. The farm has been in the Nuss Family since Alec Nuss acquired the property.

**NOTE:** There are buried, underground fuel storage tanks south of the house. Seller has represented that no fuel has been stored in the tanks for at least 25 years.

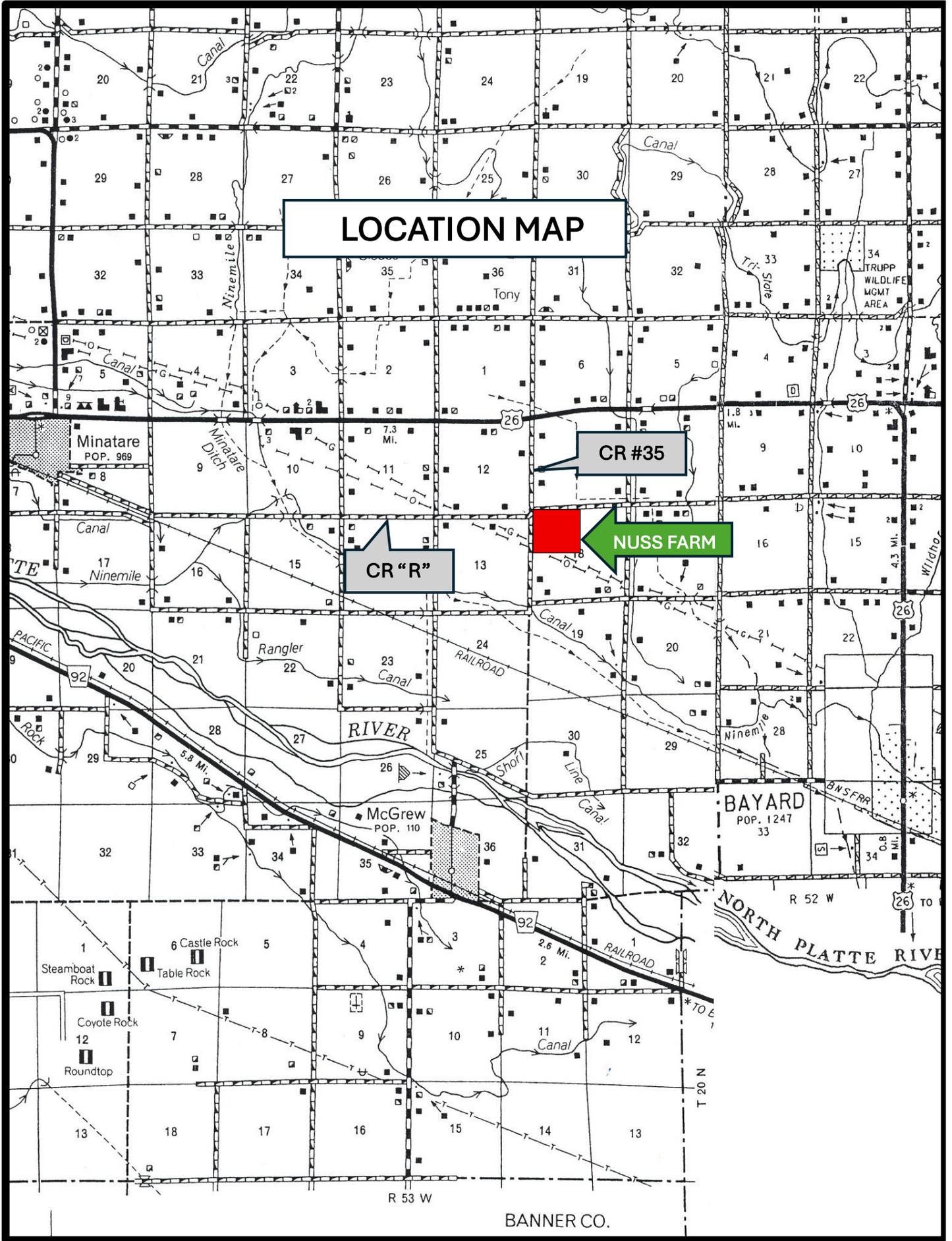
The above information is from sources deemed reliable, but is not guaranteed. Item counts, dimensions, and measurements of components are done to the best of Listing Agent's ability, but again are not guaranteed. Building dimensions are outside measurements. Prospective buyers should personally verify any items in question. Helberg and Nuss Auctions & Realty, LLC, and it's agents are agents of, and are representing the seller.

# LOCATION MAP

CR #35

NUSS FARM

CR "R"



BANNER CO.

# FSA MAP



Boundary Center: 41° 47' 51.92, -103° 23' 48.5



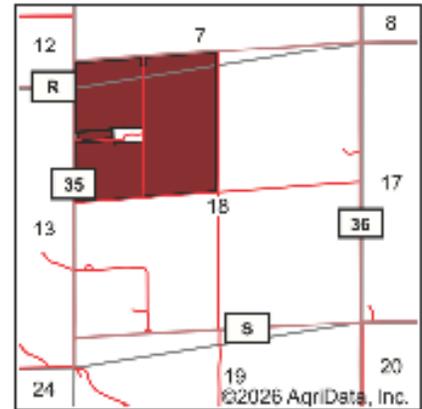
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18-21N-52W  
Scotts Bluff County  
Nebraska



# Soils Map



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **18-21N-52W**  
 Township: **Highland**  
 Acres: **151.47**  
 Date: **3/14/2026**

  
 HILMEGG & NUNN  
 AUCTIONS & REALTY  
 Map Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 24

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	Com Irrigated Bu	Dry beans Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	Winter wheat Bu	*n NCCPI Soybeans
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	151.47	100.0%		Illc	Ile	1700	57	6	135	42	2	10	44	36
<b>Weighted Average</b>					<b>3.00</b>	<b>2.00</b>	<b>1700</b>	<b>57</b>	<b>6</b>	<b>135</b>	<b>42</b>	<b>2</b>	<b>10</b>	<b>44</b>	<b>*n 36</b>

\*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.

# North Platte Natural Resources District Ground Water Management Certification Map

Certification Number: 2828 (151.5 acres)

County: Scotts Bluff

Date: 09/17/2014

S-T-R: NW¼ of Sec. 18, T21N, R52W



0 0.05 0.1 0.2 Miles



- Certified Wells
- Certified Acres
- Townships
- Sections



From Well Site on CR #35 Toward the Buildings.



From Middle South Property Line to the North.



From East Central Property Line to the West.



From East Central Property Line to the West.



**TOP PHOTO:** From Middle East Property Line. Riser In Foreground Allows Piping Water From Pivot Point to East Side of Field, Then North or South to Pivot Corners.

**BOTTOM PHOTO:** From Northeast Corner of Farm to the Southwest.









