

# *Helberg and Nuss Auctions & Realty, LLC*

1901 EAST 33RD STREET, SCOTTSBLUFF, NEBRASKA

308-436-4056



**OWNER:** Knerr Farm

**PRICE:** \$575,000.00.

**LOCATION:** From the West Side of Gering, Ne.,(at 4 Way Flashing Stop Sign), Go West on Highway #92 Through Scottsbluff Nat'l Monument to CR "M", Then  $\frac{3}{4}$  Mile West on CR "M" To Dead End. Farm Is On West Side of CR 17(Northwest Of Dead End).

**LEGAL DESCRIPTION:** SE1/4 Section 25, Township 22 North, Range 56 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.

**ACRES:** 158.92 according to the Scotts Bluff County Assessor.

**REAL ESTATE TAXES:** 2024-\$5,775.78.

**WATER RIGHTS:** 160.0 acres water right under Gering-Ft. Laramie Irrigation with 2024 O&M of \$5,760.00.

**FSA INFORMATION:** 148.16 acres DCP cropland. 50.80 acre corn base with 147 yield.

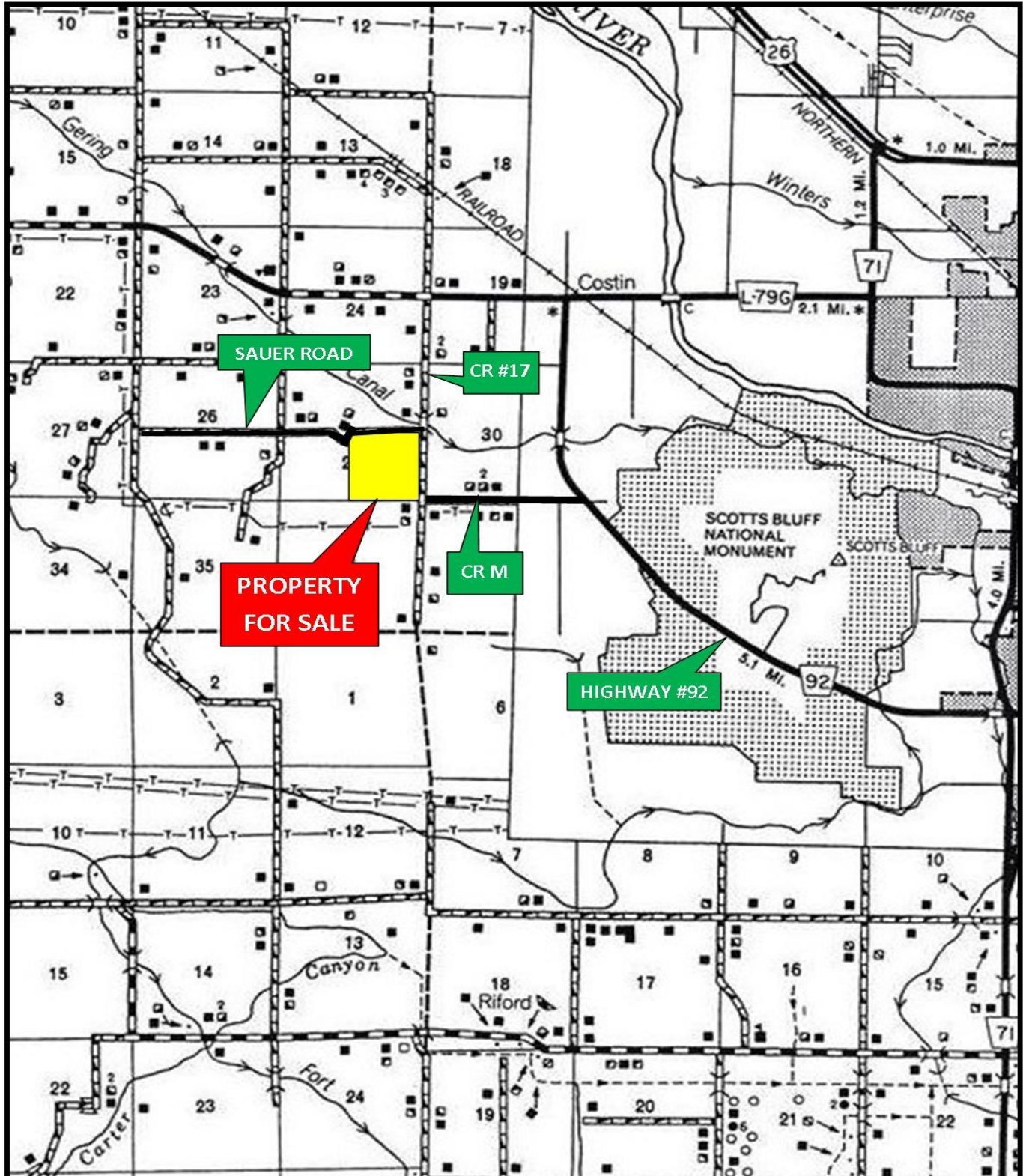
**MINERAL RESERVATION:** Sellers reserve no mineral rights. The property sells subject to any prior, unexpired mineral reservations.

**INCLUDED IN SALE:** No personal property included in the sale.

**DESCRIPTION:** The farm has historically been gravity irrigated. There is concrete ditch along the south line, and water runs south to north. For gravity irrigation, there are boxes thru the center of the property to allow split watering of the south and north parts of the farm. There is an old building site along the east line that could be cleaned up, and allow development of the property to pivot irrigation. Soils map shows all Mitchell silt loam soils with 92% sloping 1-3%(Class II under Surety soil map rating). Good established access off of CR #17. This is a top quality neighborhood farm that has been in the same family for several generations.

The above information is from sources deemed reliable, but is 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 Sellers.

*Location Map:*





## Aerial Map



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Boundary Center: 41° 50' 50, -103° 45' 33.46

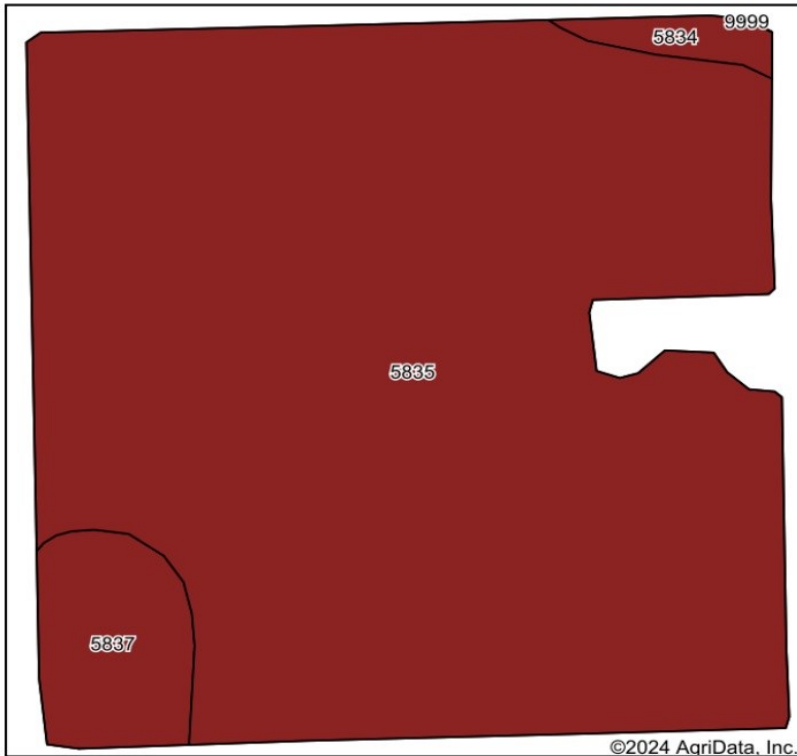
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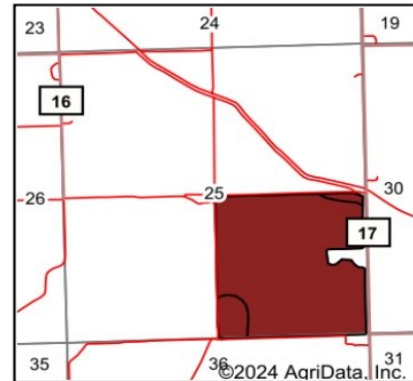
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25-22N-56W

## Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **25-22N-56W**  
 Township: **Mitchell**  
 Acres: **148.16**  
 Date: **9/10/2024**

**HN**  
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Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE157, Soil Area Version: 22

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
5835	Mitchell silt loam, 1 to 3 percent slopes	137.18	92.6%		IIIe	Ile	1287	47	5	123	37	1	10	39	38
5837	Mitchell silt loam, 3 to 6 percent slopes	8.81	5.9%		IIIe	IIIe	1287	46	5	134	34	1	8	35	37
5834	Mitchell silt loam, 0 to 1 percent slopes	2.17	1.5%		IIIc	I	1287	48	6	129	39	2	10	44	38
Weighted Average					3.00	2.04	1287	47	5	123.7	36.9	1	9.9	38.8	*n 37.9

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



*Photos*





*Photos*

