

Helberg and Nuss Auctions & Realty, LLC

1901 East 33rd Street, SCOTTSBLUFF, NEBRASKA

308-436-4056

OWNER: Constance J. Mathers

PRICE: \$240,000.00

LOCATION: Scottsbluff, Ne. From the Intersection of Highway #26 & #71(Maverick Corner), go 6.5 Miles North on Highway #71, and ½ Mile East on CR “C”. North Side.

LEGAL DESCRIPTION: W1/2SE1/4(Except 2.01 Acre Building Site) Section 11, Township 23 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

ACRES: 78.74 According To Scotts Bluff County Assessor.

REAL ESTATE TAXES: 2024- \$1,895.10.

WATER RIGHTS: 79 acres under Pathfinder Irrigation District. 2025 Water Right Charges Are \$2,844.00.

BASE INFORMATION: 42.4 acre corn base.

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

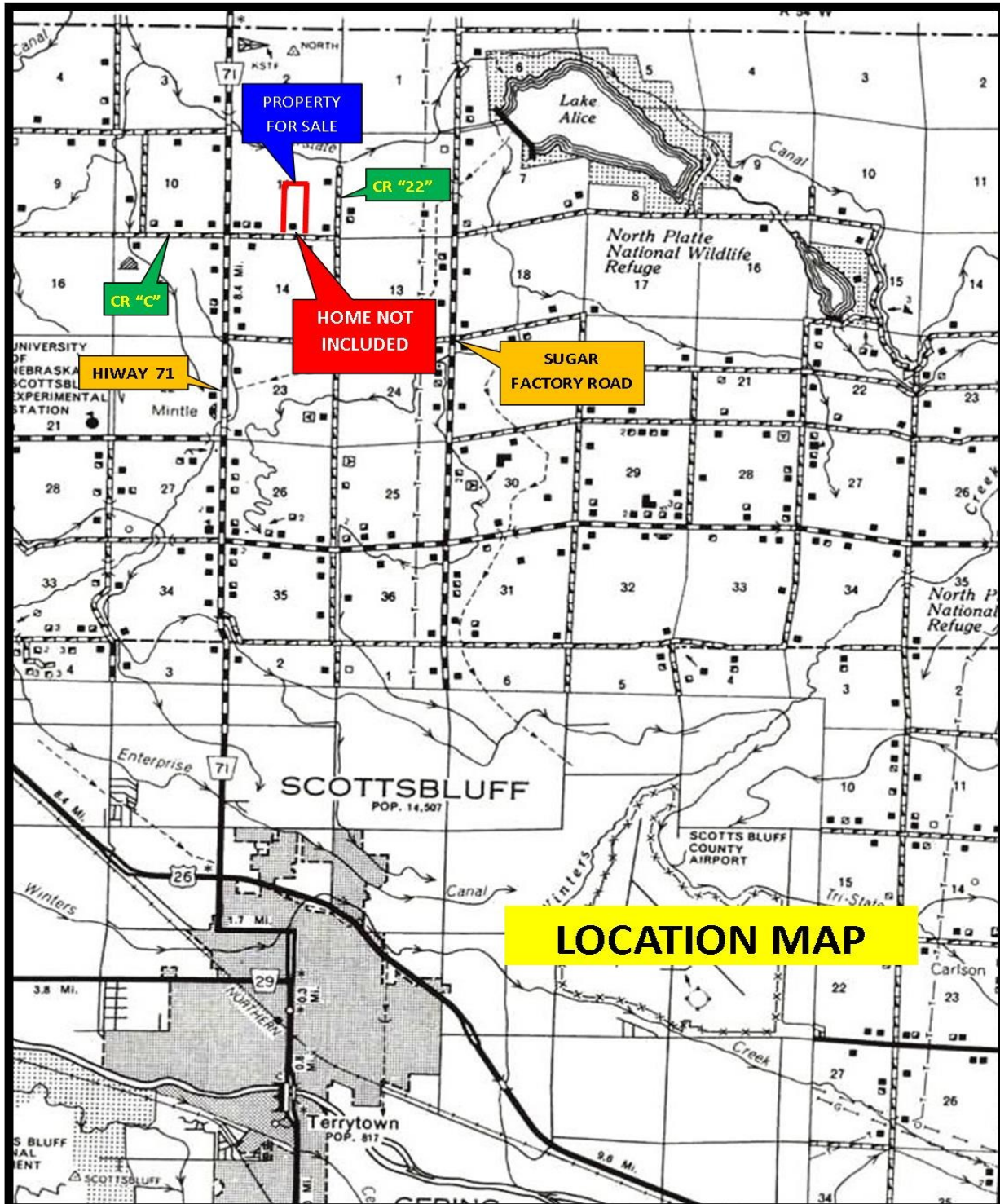
POSSESSION: Property sells subject to 2025 farm lease.

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

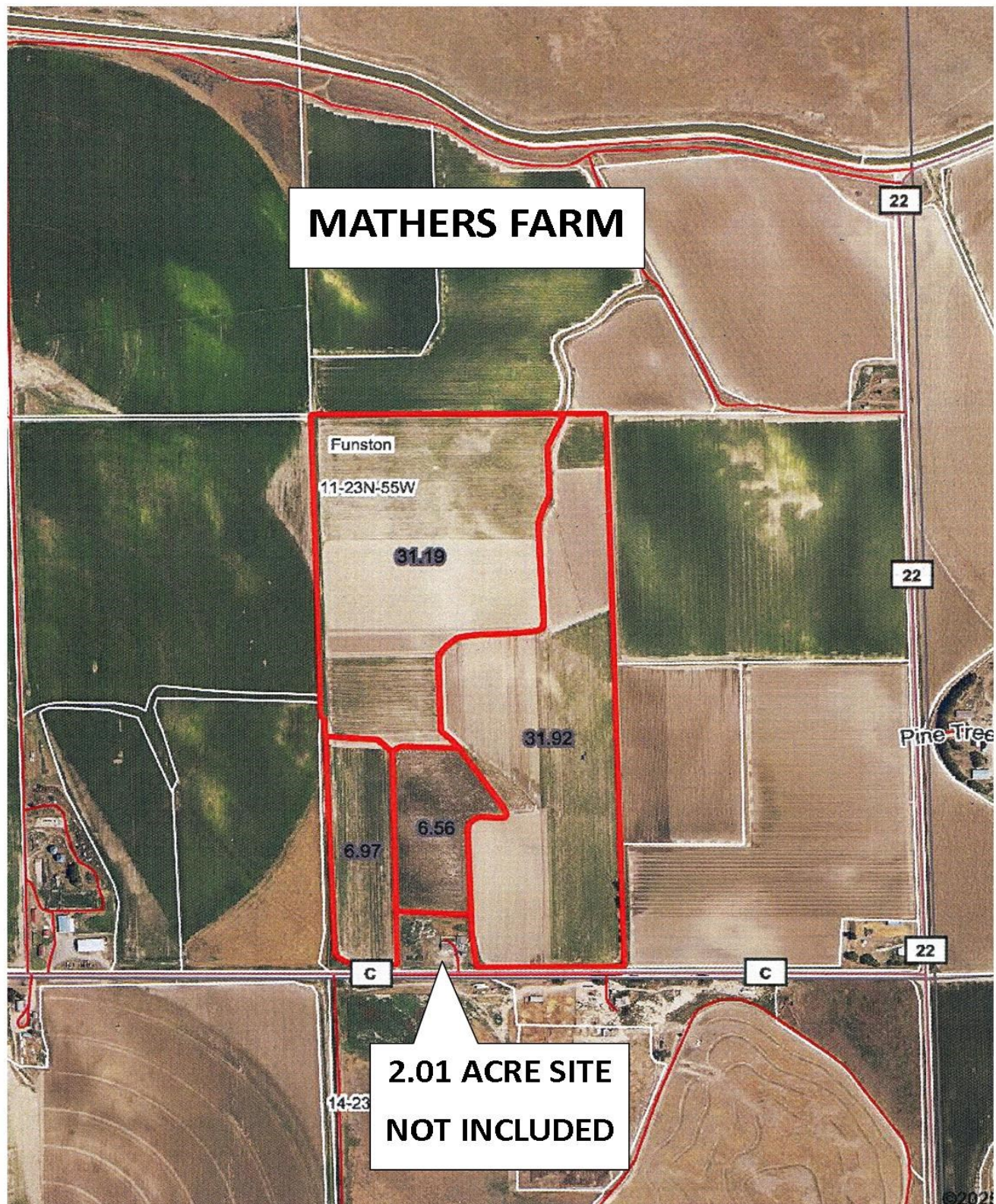
The above information is from sources deemed reliable, but is not guaranteed. Item counts, dimensions, and measurements of components are done to the best of Listing Agent’s ability, but again are not guaranteed. Prospective buyers should personally verify any items in question. Helberg and Nuss Auctions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



Location Map:



Aerial Map



Survey Excluded Building Site

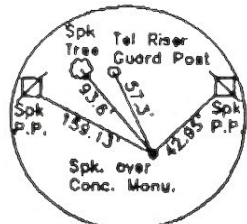
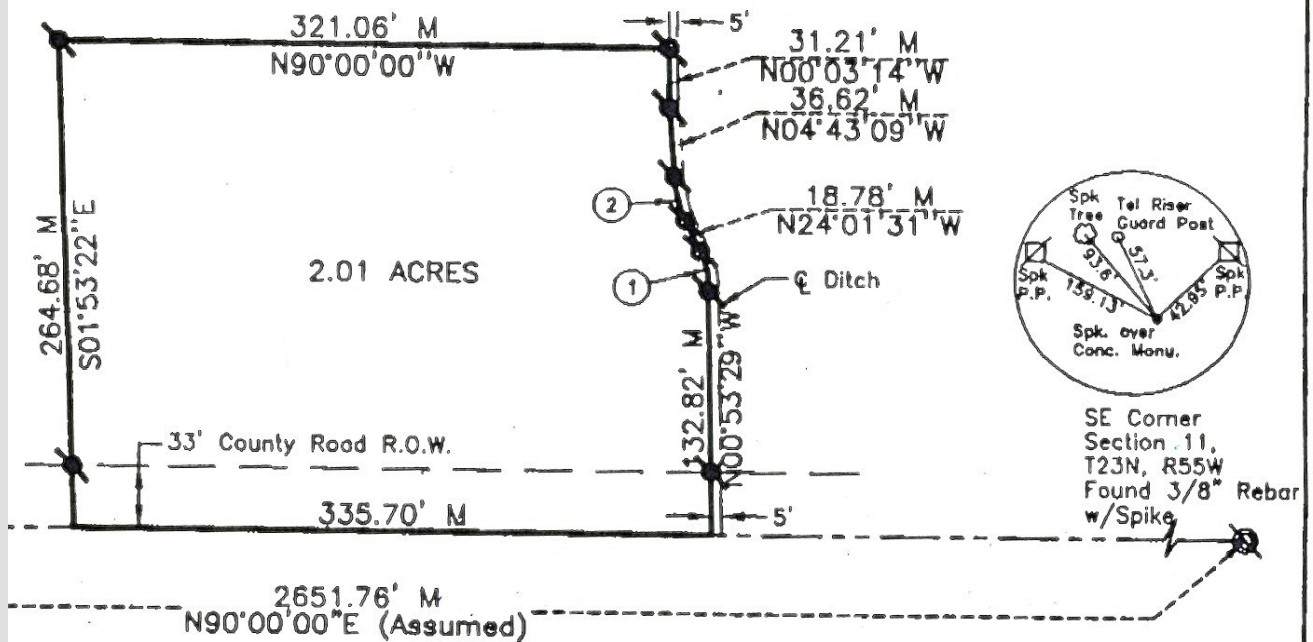
PART OF THE SOUTHEAST
QUARTER OF SECTION 11,
T23N, R55W, SCOTTS
BLUFF COUNTY, NEBRASKA
Job No. 392-98

Measured

Measured

① $\Delta=27^{\circ}08'36''$
R=48.54'
A=22.99'
T=11.72'
Ch=N11°38'27"W
Ci=22.78'

② $\Delta=18^{\circ}07'06''$
R=80.33'
A=25.40'
T=12.81'
Ch=N13°46'43"W
Ci=25.30'



SE Corner
Section 11,
T23N, R55W
Found 3/8" Rebar
w/Spike



1" = 100'

- Existing Corner
- Set 5/8"x 30" Rebar
- R Record Distance

Photos



Photos

