

Helberg and Nuss Auctions & Realty, LLC

1901 EAST 33RD STREET, SCOTTSBLUFF, NEBRASKA

308-436-4056



OWNER: Barbara J. Minge

PRICE: \$890,000.00

LOCATION: One half mile south of Gering, Ne., on Highway #71 to Robidoux Road, then 4.5 miles west on Robidoux Road.

LEGAL DESCRIPTION: That part W1/2NW1/4 Section 12 lying south of Gering-Ft. Laramie Irrigation Canal, Township 21 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska; SW1/4(Except 4.04 Acre Surveyed Building Site in SW1/4SW1/4 of Section 12), Section 12, Township 21 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska; SE1/4NW1/4 and SW1/4NE1/4(South of Gering-Ft. Laramie Irrigation Canal) Section 12, Township 21 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska.

ACRES: Estimated at 280.00

REAL ESTATE TAXES: 2024 Estimated at \$9,425.00.

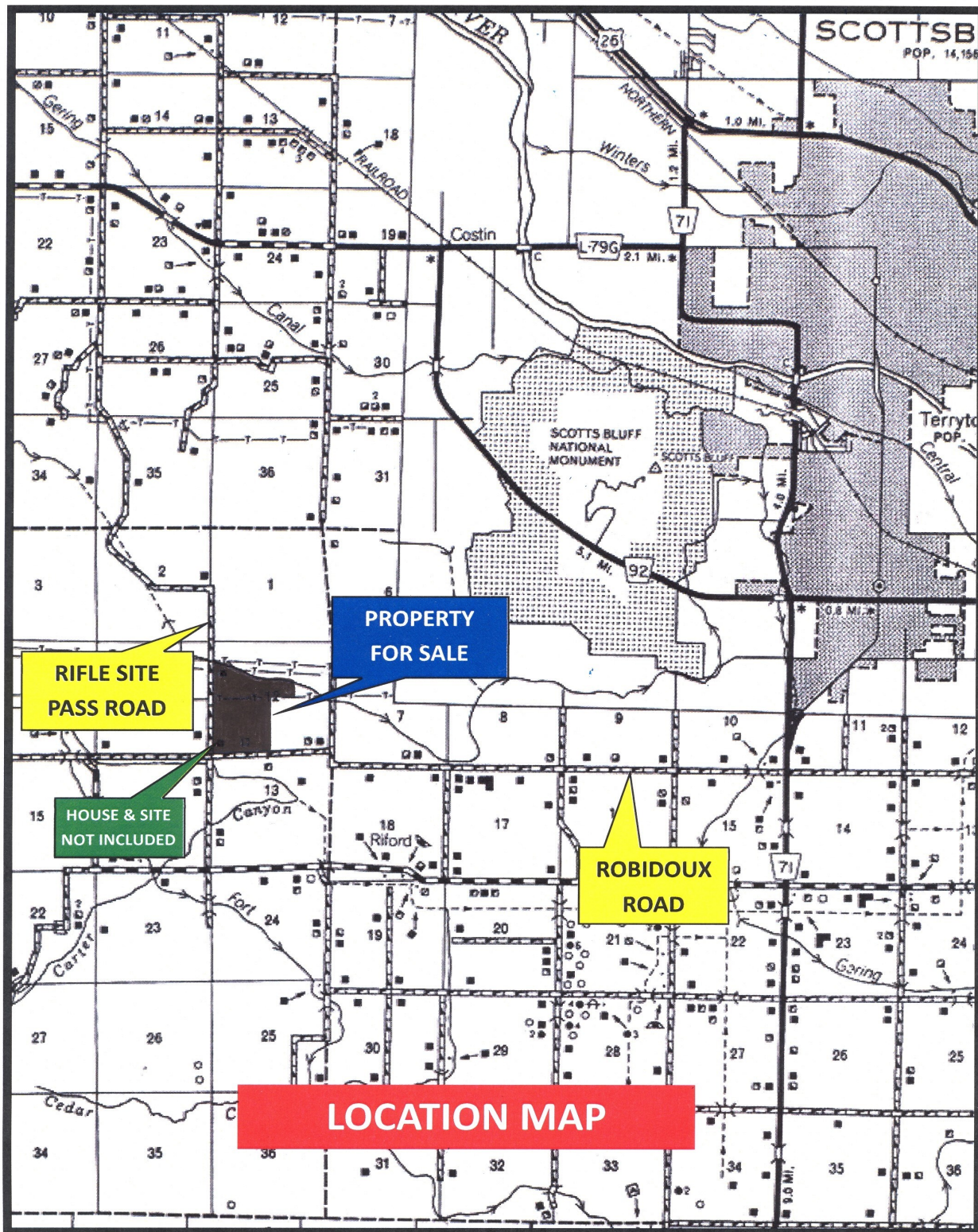
WATER RIGHTS: 255 acres water right under Gering-Ft. Laramie Irrigation with 2025 O&M of \$10,455.00. In addition to area covered by pivot, there is about 70 acres that are gravity irrigated.

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

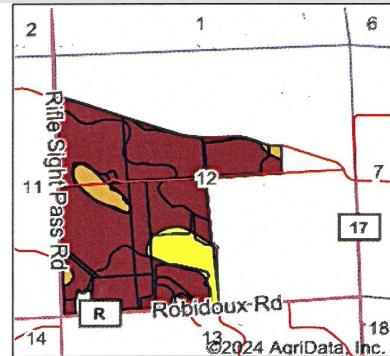
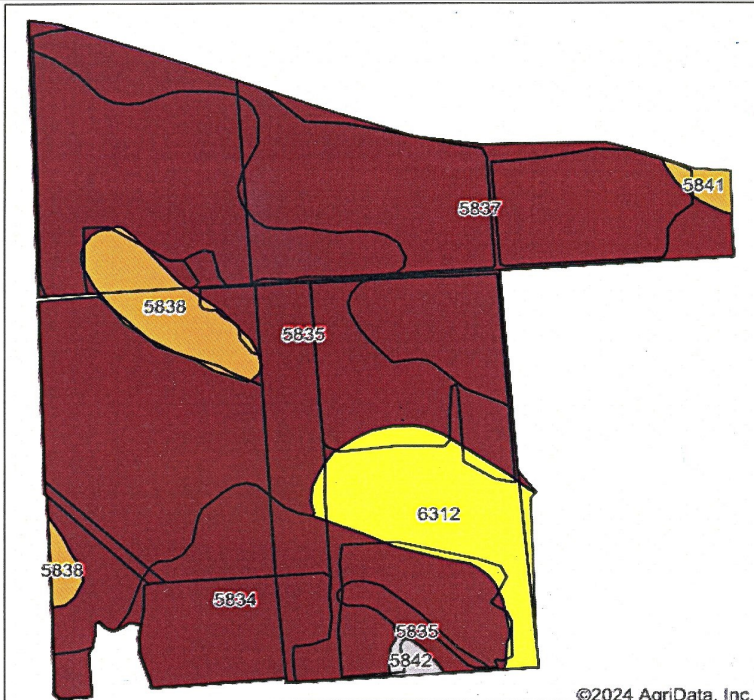
INCLUDED IN SALE: 7 tower Valley 8000 center pivot with drop nozzles, and all pumps, motors, switches and controls. Pivot 1,305'. CAMS Control panel. Pivot tires new in last 3 years. Water from headgate supplying pivot flows to pump site in northwest corner of farm(see aerial map Page #3). Water pump powered by 25HP US Motor.

DESCRIPTION: The property has a nice B&C Steel shed in the south central area. The enclosed building is 65' x 40' plus there is a 65' x 20' dirt floor open shed on the east. Overhead doors are 10' and 12' wide and there is a walkin door. The site has a well and hydrant.

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.



Property Soils Map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **12-21N-56W**
 Township: **Roubadeau**
 Acres: **276.33**
 Date: **12/7/2024**



Soils data provided by USDA and NRCS.

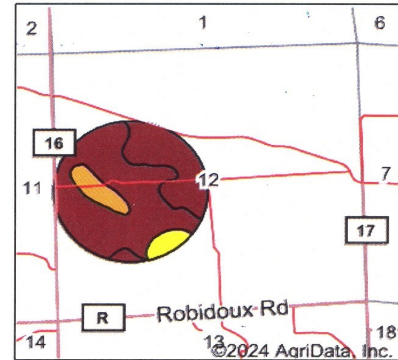
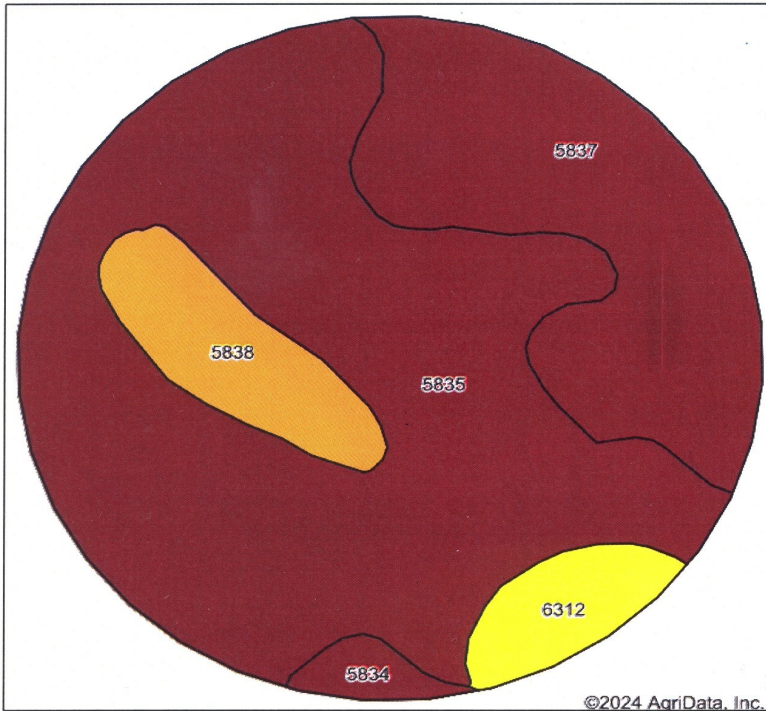
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Area Symbol: NE157, Soil Area Version: 23															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Pasture Irrigated AUM	Pasture AUM	Winter wheat Bu	*n NCCPI Soybeans
5835	Mitchell silt loam, 1 to 3 percent slopes	120.48	43.5%		Ille	Ile	1287	47	5	123	37	10	1	39	38
5837	Mitchell silt loam, 3 to 6 percent slopes	71.73	26.0%		Ille	Ille	1287	46	5	134	34	8	1	35	37
5834	Mitchell silt loam, 0 to 1 percent slopes	45.08	16.3%		Illc	I	1287	48	6	129	39	10	2	44	38
6312	Barney loam, frequently flooded	23.33	8.4%		Vw		4500	18							6
5838	Mitchell silt loam, 6 to 9 percent slopes	12.60	4.6%		IVe	IVe	1300	44	5	130	30	7	1	30	37
5841	Mitchell silt loam, thin, 6 to 9 percent slopes	1.83	0.7%		IVe	IVe	1300	44	4	125	25	5			37
5842	Mitchell silt loam, thin, 9 to 20 percent slopes	1.28	0.5%		Vle		1287	36							33
Weighted Average					3.23	*-	1558.9	44.2	4.7	116.2	32.9	8.4	1.1	34.6	*n 35

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Pivot Soils Map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **12-21N-56W**
 Township: **Roubadeau**
 Acres: **143.09**
 Date: **12/7/2024**



Soils data provided by USDA and NRCS.

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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
5835	Mitchell silt loam, 1 to 3 percent slopes	87.05	60.9%		IIIe	Ile	1287	47	5	123	37	1	10	39	38
5837	Mitchell silt loam, 3 to 6 percent slopes	36.14	25.3%		IIIe	IIIe	1287	46	5	134	34	1	8	35	37
5838	Mitchell silt loam, 6 to 9 percent slopes	10.93	7.6%		IVe	IVe	1300	44	5	130	30	1	7	30	37
6312	Barney loam, frequently flooded	6.49	4.5%		Vw		4500	18							6
5834	Mitchell silt loam, 0 to 1 percent slopes	2.48	1.7%		IIIc	I	1287	48	6	129	39	2	10	44	38
Weighted Average					3.17	*-	1433.7	45.2	4.8	120.8	34.1	1	8.8	35.6	*n 36.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

Photos



PICTURES AUGUST 4, 2024



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