

Helberg and Nuss Auctions & Realty, LLC

1901 EAST 33RD STREET, SCOTTSBLUFF, NEBRASKA

308-436-4056

OWNER: Carolina M. Martin Estate

PRICE CHANGE TO \$497,500.00 2/11/2025

LOCATION: Scottsbluff, Nebraska. 6 miles north of Scottsbluff on Highway #71 to CR "C", and $\frac{3}{4}$ mile east.

LEGAL DESCRIPTION: That Part NE1/4 Section 11, Township 23 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, lying South of Pathfinder Canal, AND E1/2SE1/4 Section 11, Township 23 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska(Except a 2 to 4 acre building site in the southeast corner of said E1/2SE1/4 Section 11).

ACRES: Estimated at 161.00(After Buildings In E1/2SE1/4 Separated From Farm).

REAL ESTATE TAXES: 2023- Estimated \$5,296.00.

WATER RIGHTS: 148.0 acres water right under Pathfinder Irrigation with 2024 O&M of \$5,328.00.

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

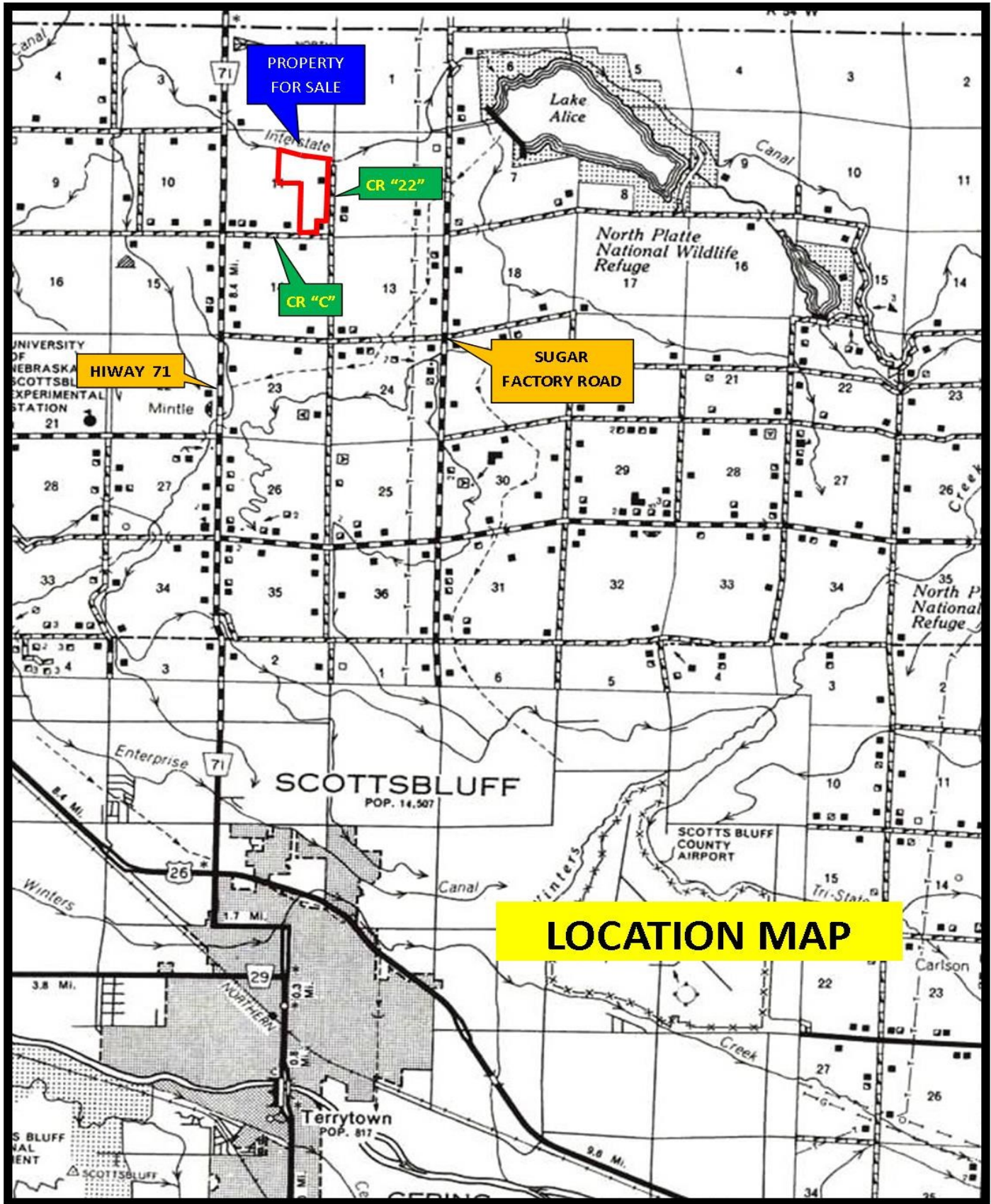
FSA INFORMATION: S1/2NE1/4 has 67.62 acres DCP Cropland with 28.4 acre corn base. E1/2SE1/4 has 73.33 DCP cropland with 30.08 acre corn base. PLC yield 142.

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

DESCRIPTION: This productive farm lies at the northedge of the Platte River Valley, and borders Pathfinder Canal on the south. The farm is gravity irrigated, and sits in an inverted "L" with the north farm sitting atop to south farm. Each of the farms could accommodate a half circle pivot system, or a single system to make $\frac{3}{4}$ of a revolution could be placed at the northwest corner of the south farm. There are good concrete ditches in place, and soils are almost 90% Class I & II according to the County Assessor. No sugar beets have been grown for 20 years. The property's location only a mile off of Highway #71 would make it convenient to markets and services.

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 seller.





LOCATION MAP

**CAROLINA M. MARTIN FARM
SCOTTS BLUFF COUNTY, NEBRASKA**

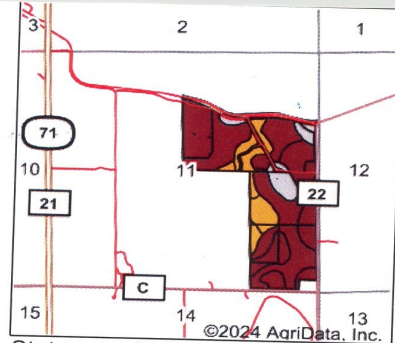
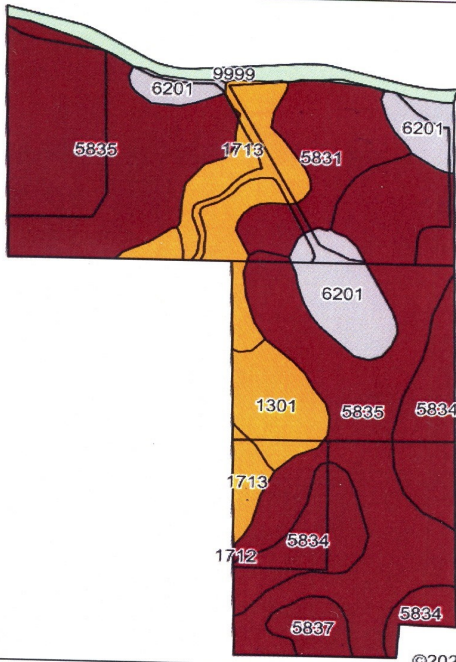


**BUILDING SITE
NOT INCLUDED**

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Soils Information



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **11-23N-55W**
 Township: **Funston**
 Acres: **159.35**
 Date: **9/9/2024**



HELBERG AND NUSS

Maps Provided By:



Soils data provided by USDA and NRCS.

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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	80.57	50.5%		IIIe	Ile	1287	47	5	123	37	1	10	39	38
5834	Mitchell silt loam, 0 to 1 percent slopes	19.57	12.3%		IIIc	I	1287	48	6	129	39	2	10	44	38
1713	Otero-Bayard fine sandy loams, 3 to 6 percent slopes	15.26	9.6%		IVe	IIIe	1524	41	4	124	28	1	7	24	30
6201	Epping silt loam, 3 to 30 percent slopes	13.53	8.5%		VI s		693	5							12
5831	Mitchell fine sandy loam, 0 to 3 percent slopes	12.90	8.1%		IIIe	Ile	1300	45	5	125	36	1	9	36	35
1301	Bayard fine sandy loam, 3 to 6 percent slopes	8.69	5.5%		IVe	IIIe	1584	42	4	124	33	1	7	26	31
5837	Mitchell silt loam, 3 to 6 percent slopes	3.37	2.1%		IIIe	IIIe	1287	46	5	134	34	1	8	35	37
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	0.06	0.0%		IIIe	Ile	1504	41	4	129	29	1	8	28	29
Weighted Average					*-	*-	1233	40.9	4.4	109.7	31.6	1	8.2	32.5	*n 33.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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

Photos



Photos



Photos



Photos

