

# Helberg and Nuss Auctions & Realty

1145 M STREET, GERING, NEBRASKA

## HIGH QUALITY SCOTTS BLUFF COUNTY PIVOT IRRIGATED FARM AT **AUCTION**

**FARM OFFERED AT LIVE AUCTION TUESDAY NOVEMBER 14, 2023, AT GERING CIVIC CENTER (10<sup>th</sup> & M STREETS, GERING, NEBRASKA). STARTING TIME 10:30 AM MT.**

**ONLINE BIDDING AVAILABLE AT [HIBID.com](https://www.hibid.com).**



**OWNER:** Frank Properties, LLC.

**LOCATION:** Scottsbluff, Nebraska. From The Sugar Factory Intersection on East Side Of Scottsbluff(Highway #26/Highland “Airport” Road), Go 2.7 Miles East on Highland Road to CR #26, Then 2 Miles North on CR #26. The Intersection of CR #26 & CR “J” Is Northwest Corner of the Farm.

**LEGAL DESCRIPTION:** NW1/4(Except 3.39 Acre Tract) Section 15, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.

**ACRES:** 161.83 According To Scotts Bluff County Assessor.

**HIGH QUALITY PROPERTY JUST NORTHEAST OF SCOTTSBLUFF AIRPORT. EASY ACCESS WITH COUNTY ROADS ON 2 SIDES. 2 MILES NORTH OF HARDSURFACED HIGHLAND ROAD. QUALITY IRRIGATION EQUIPMENT, AND VERY DESIRABLE SOILS. DUAL WATER WITH PID RIGHTS, PLUS WELL.**

**REAL ESTATE TAXES:** 2022- \$5,996.36.

**WATER RIGHTS:** 161.61 acres under Pathfinder Irrigation District. 2023 O&M charge \$5,171.52. Water accumulation pit originally 60’x 80’ to rims. Pit motor 40 HP BMR Brand.

**IRRIGATION WELL INFORMATION:** Well registered #G-000315. Completed originally 1939, and replaced in 2014. NRD Ground Water Availability document(Included In This Brochure) shows 72.8” remained prior to 2023 & 2024. Well has 40 HP GE motor. **150.7 NRD Certified Acres.**

**PIVOT:** 7 tower Reinke Electrogator II Model 2065 SSAC with swing arm. SN:0716-67574. 12,363 meter hours on September 8, 2023.

**FARM LEASE:** The farm is not subject to any farm lease for 2024. Buyer will receive full possession.

**FSA BASES:** FSA Form 156A for corn base in agent’s file, and available upon request.

**RESERVATIONS:** Seller reserves no mineral rights. **HOWEVER**, a previous owner reserved all “oil, gas, hydrocarbon and other mineral located on or under the premises”.

**THE AUCTION IS WITH RESERVE, AND THE SELLER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. [CLICK ON BROCHURE FOR AUCTION TERMS, INFORMATION, PICTURES AND MAPS.](#)**

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, and it’s agents are agents of, and are representing the seller.