



Helberg and Nuss Auctions & Realty

1145 M Street, Gering, Nebraska 69341

HELBERG AND NUSS AUCTIONS & REALTY PROPERTY INFORMATION SHEET

BEFUS HIGHWAY #92 FARM SOUTH

OWNER: Greg & Laurie Befus

PRICE: \$595,000.00

LOCATION: 1 Mile West of Stegall Intersection on Highway #92, Farm at Southwest Corner of Intersection of Highway #92 & CR #6.

LEGAL DESCRIPTION: Part NE1/4 Section 19, Township 22 North, Range 57 West of the 6th P.M., Scotts Bluff County, Nebraska.

ACRES: 154.76 According To Scotts Bluff County Assessor.

REAL ESTATE TAXES: 2022- \$4,263.04.

WATER RIGHTS: 129.5 acres under Gering-Ft. Laramie Irrigation District. 2023 O&M charge \$4,305.88. Sellers have paid the 2023 water charges. Buyer will reimburse Sellers at closing for the cost of the water charges on this farm that have been paid by the Sellers.

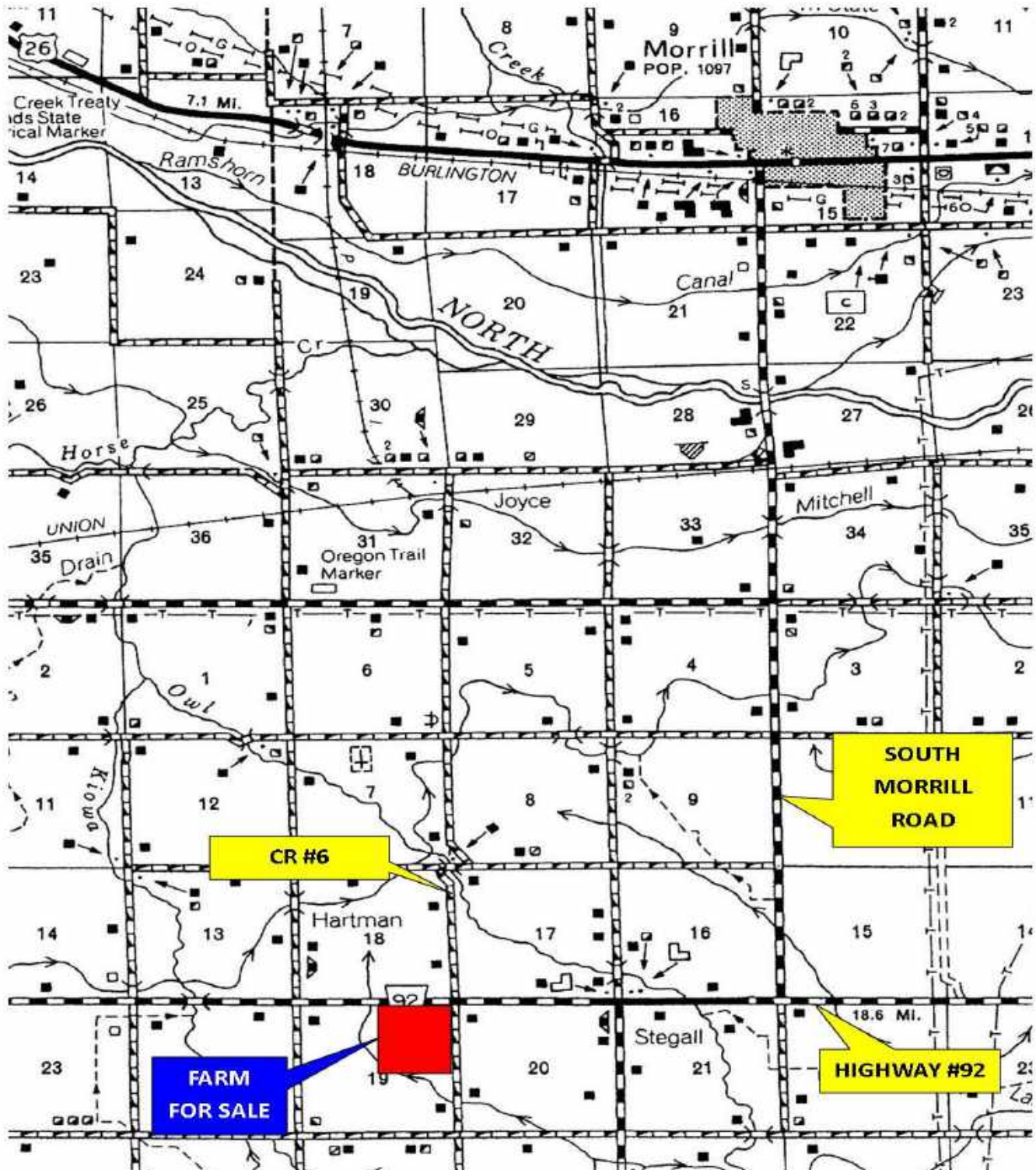
PIVOT: 2019 7 Tower Zimmatic Pivot with drop nozzles. 2,000 +/- hours. Water accumulation pit has 40HP GE electric motor.

RESERVATIONS: Sellers reserve no mineral rights. Property sells subject to any prior, unexpired mineral reservations.

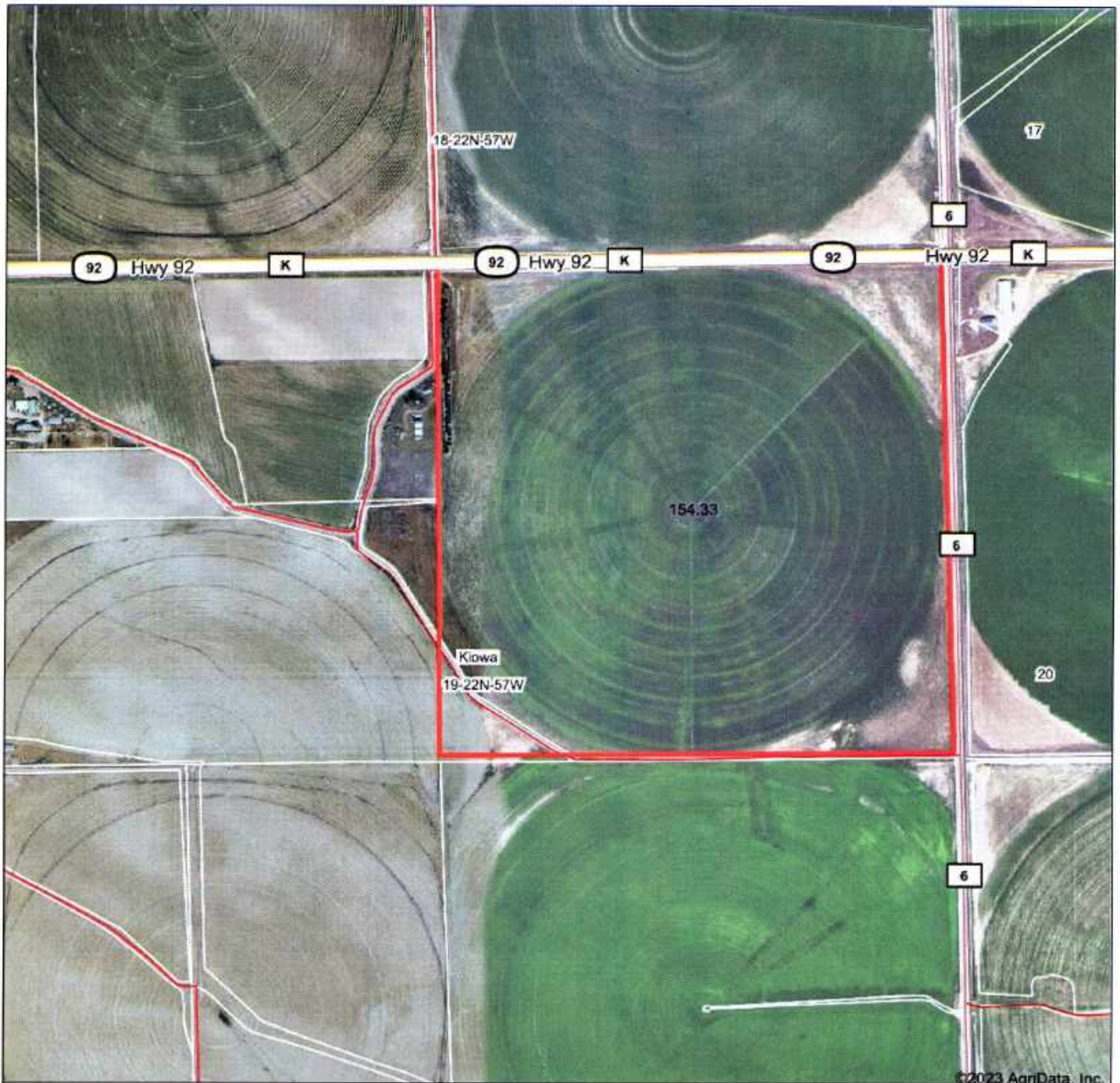
MAPS SUPPLIED ARE NOT INTENDED TO SHOW EXACT BOUNDARIES.

The above information is from sources deemed reliable, but is not guaranteed. Agents are not responsible for information supplied by others. 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.

Location Map:



Aerial Map



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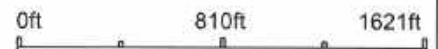


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Field borders provided by Farm Service Agency as of 5/21/2008.

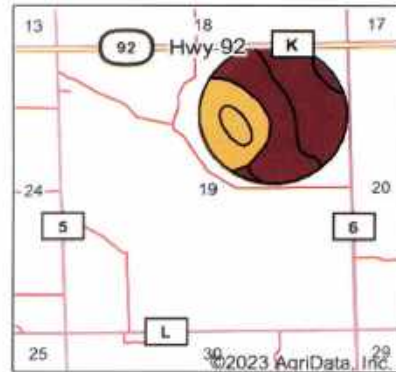
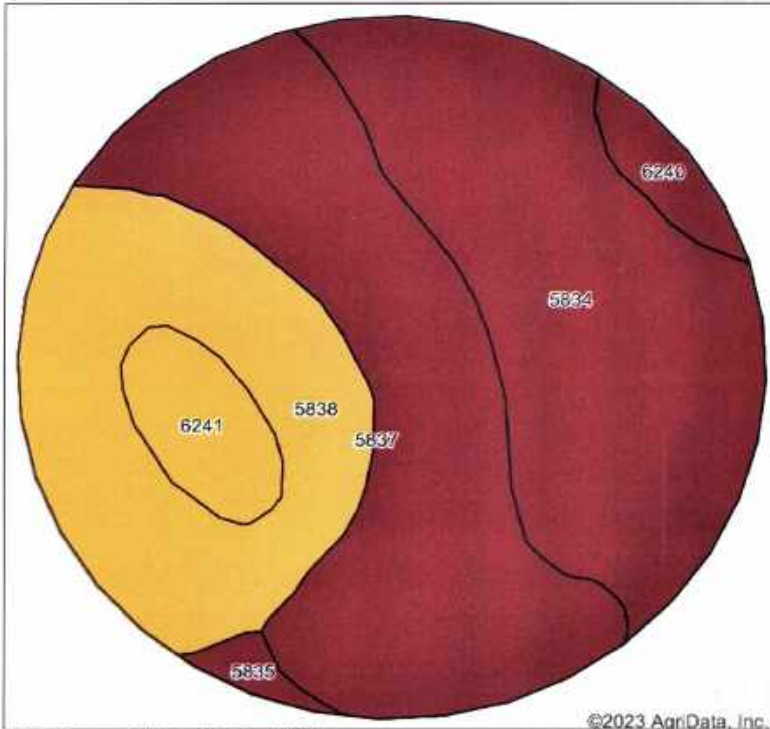
Map Center: 41° 52' 1.9, -103° 58' 26.9



19-22N-57W
Scotts Bluff County
Nebraska



Soils Map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **19-22N-57W**
 Township: **Kiowa**
 Acres: **119.35**
 Date: **3/9/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: NE157, Soil Area Version: 21

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
5834	Mitchell silt loam, 0 to 1 percent slopes	40.16	33.6%	■	IIIc	I	1287	48	6	129	39	2	10	44	38
5837	Mitchell silt loam, 3 to 6 percent slopes	39.81	33.4%	■	IIIe	IIIe	1287	46	5	134	34	1	8	35	37
5838	Mitchell silt loam, 6 to 9 percent slopes	28.98	24.3%	■	IVe	IVe	1300	44	5	130	30	1	7	30	37
6241	Keota silt loam, 3 to 6 percent slopes	5.89	4.9%	■	IVe	IVe	700	21	4	95	31	1	7	27	16
6240	Keota silt loam, 1 to 3 percent slopes	3.14	2.6%	■	IIIe	IIIe	693	21	4	99	36	1	7	32	16
5835	Mitchell silt loam, 1 to 3 percent slopes	1.37	1.1%	■	IIIe	IIe	1287	47	5	123	37	1	10	39	38
Weighted Average					3.29	2.61	1245.6	44.3	5.3	128.4	34.7	1.3	8.4	36.4	*n 35.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Photos:



Photos:



PRECIPITATION CHART FOR FULL CIRC

WISH-93087
DEALER - MIDWEST FARM SERVICE

TOTAL LENGTH PIPE = 1278.47	SYSTEM PRESSURE = 39 PSI
GPM UNDER PIPE = 620.91	TOTAL GPM = 725.62
ACRES UNDER PIPE = 117.88	
RANGE OF ENDGUN = 97.44	RUN FOR MINIMUM PRESSURE
GPM OF ENDGUN = 104.71	
ACRES UNDER ENDGUN = 18.65	
WATERING LENGTH = 1375.91	

PRECIPITATION DATA FIGURED WITH

JULY 26, 2019

FIELD NO - HILLTOP

PSI MOTOR SIZE (HP) = 3/4
LOADED MOTOR RPM = 1750
CENTER GEAR BOX RATIO = 40
WHEEL GEAR BOX RATIO = 50
TIRE SIZE = 11.2 X 38
LAST TOWER SPEED (FPM) = 12.50

WITH ENDGUN RUNNING

% TIMER BASED

TATION BASED

TIME	% T
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Photos:

