

Helberg and Nuss Auctions & Realty

1145 M Street, Gering, Nebraska 69341

OWNER: Kaufman & Thomas

PRICE: \$249,000.00

LOCATION: North of Morrill, Ne.
From the Liberty Oil turn off of
Highway #26, go 2.5 miles north to
“SB Road”, and ½ mile west (to
northeast corner of property).



LEGAL DESCRIPTION: E1/2NW1/4 Section 34, Township 24 North, Range 57 West of the 6th P.M., Sioux County, Nebraska.

ACRES: 80.0 According To Sioux County Assessor.

REAL ESTATE TAXES: 2020-\$2,552.46.

WATER RIGHTS: 80 Acres Under Pathfinder Irrigation District. 2021 Water Right Charges Total \$2,480.00.

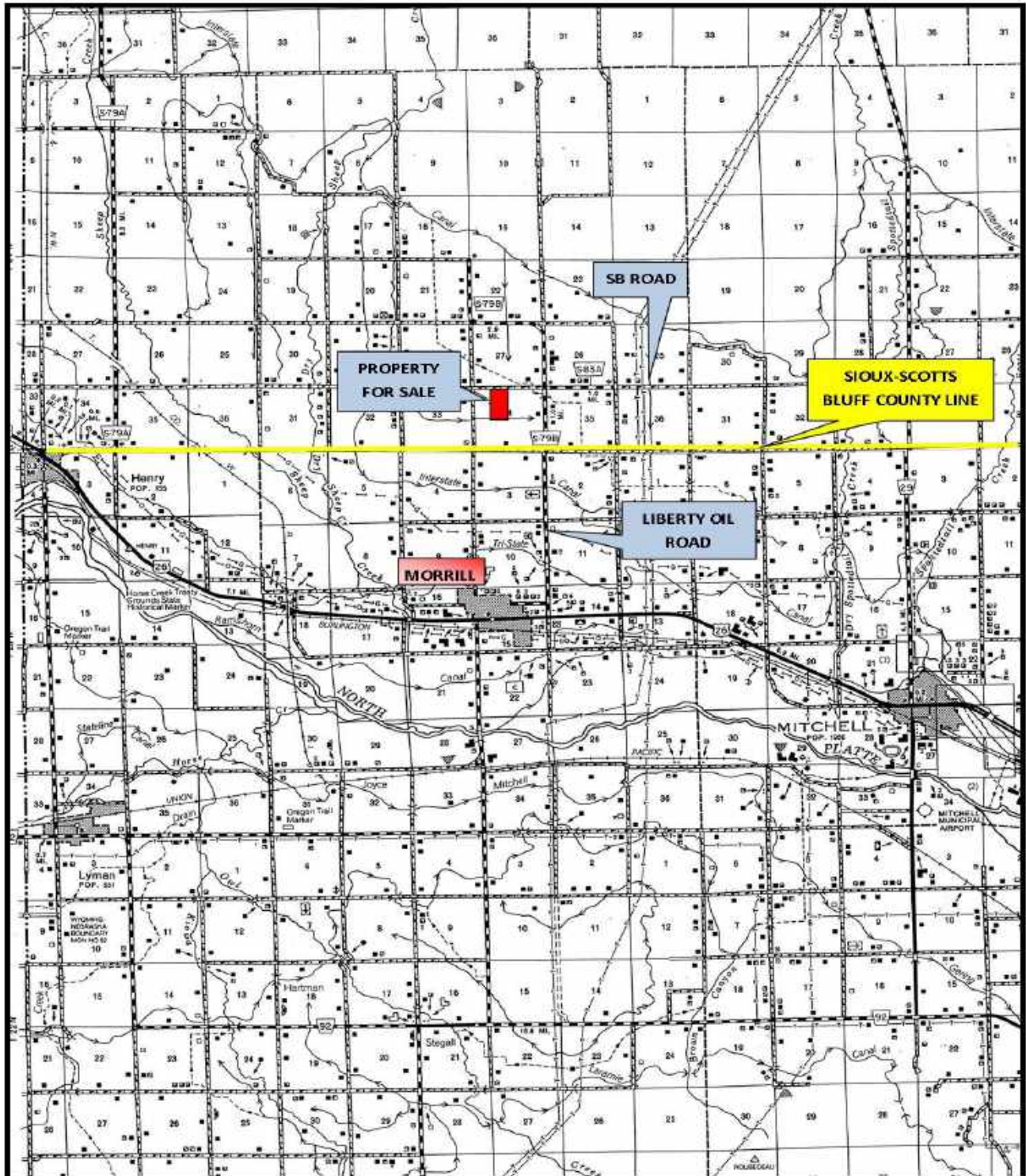
WELL INFORMATION: Registered as #G-020714. State Records show completion in 1955. Information from well registration filing included.

MINERAL RESERVATION: None.

INCLUDED IN SALE: 20 HP GE irrigation motor, and all components necessary for operation of the irrigation well.

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 its agents are agents of, and are representing the seller.

Location Map:



Aerial Map

Aerial Map



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Maps Provided By:

Map Center: 42° 0' 39.55, -103° 55' 31.63

0ft 823ft 1647ft

34-24N-57W
Sioux County
Nebraska



Well Registration

Registration#	County	Completion Date	Acres Irrigated	Pump Column Diameter	Owner's Name
Well ID	Name	Filing Date	Gallons/Minute	Pump Depth	Owner's ID
Permit Number	NRD Name	Decommission Date	Static Level	Well Depth	Address
Use Status	Well Location	Times Replaced Online	Pumping Level Series		
G-020714	Sioux	8/31/1955	74.6	8 in	Kenneth D
WellID: 26960	North Platte	2/11/1960	1400 gpm	---	Thomas
View Details	24N 57W		12 ft	60 ft	OwnerID: 74357
View Logs	34 NENW	---	27 ft		1184
View Scans			PRO		South B Road
	Map It				Mitchell NE
	42° 0'				69357
	46.63"				
	103°55'				
	35.44"				

NOTE: This information from State of Nebraska DNR website showing well information. The well GPM output and water levels are representative of the time the well test was completed. Well outputs change for a number of reasons. This is provided for general information on the subject well including registration, but because output is subject to change this information is not guaranteed.

Keith & Lisa J Kaufman
 OwnerID: 136164
 1184
 South B Road
 Mitchell NE
 69357

Next

North Platte Natural Resources District Ground Water Management Certification Map

Certification Number: 1604 (74.6 acres)

County: Sioux

Date: C

S-T-R: NW¼ of Sec. 34, T24N, R57W



2021-2024 Ground Water Availability

Water Year 2020 Ground Water Use and Water Years 2021-2024 Ground Water Availability



OWNER

Kenneth and Kimberly Thomas & Keith and Lisa J Kaufman
 1184 S B Rd
 Mitchell, NE 69357

TRACT INFORMATION

Cert No: 1604
 Field Name: South Lane
 Sioux County
 GWMA: OA
 Surface Water: Pathfinder Irrigation District

ACRE INFORMATION

Certified Acres: 74.6
 Retired: 0
 Irrigable Acres: 74.6

Legal Description: NW1/4 of Sec.34, T24N, R57W;

WY 2020 Flow Meter(s) Reading

Flow Meter ID	Flow Meter Serial Number	Fall 2020 Reading	Fall 2019 Reading	Date Meter Read	Ground Water Measured by Flow Meter
382	06-8-3955	797034	797034	October 4, 2020	0
Total Ground Water Measured by Flow Meter(s):					Use: 0

WY 2020-2024 Available Water	WY 2020 Water Used
94	0

All water amounts are rounded to the nearest tenth
 WY = Water Year (October 1st through September 30th)

2015 2016 2017 2018 2019 2020

06-8-3955 0 0.9 1 0 0 0

WY 2021-2024 Available Water (Acre-Inches per Acre): 94

If you have any questions related to this report, please contact the North Platte NRD office in Scottsbluff at (308) 632-2749.

Meter Information

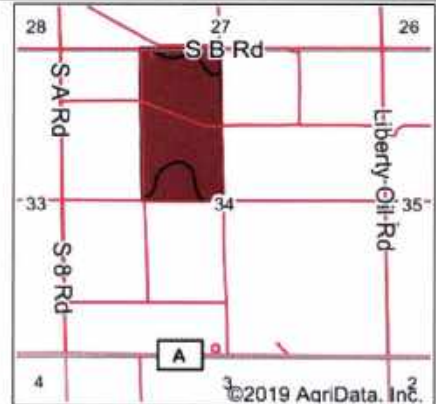
Meter Serial Number: 06-8-3955 Type of Meter: McCrometer Units: Acre Inches Factor: 0.01

Telemetry

One or more of your flow meters have had a telemetry unit installed. If you are interested in accessing this information online, please contact the North Platte NRD.

The landowner, ground water user or authorized operator shall also ensure that their operations or activities do not cause damage to the District's telemetry unit. The landowner, ground water user and authorized operator shall be responsible for any damage to a telemetry unit that is caused by the operations or actions of the landowner, ground water user or authorized operator. The landowner, ground water user or authorized operator should install and maintain fencing, barriers, or other protection that would prevent any person, livestock or equipment from causing damage to a telemetry unit.

Soils Map



State: **Nebraska**
 County: **Sioux**
 Location: **34-24N-57W**
 Township: **Sheep Creek**
 Acres: **80.31**
 Date: **5/27/2020**



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Soils data provided by USDA and NRCS.

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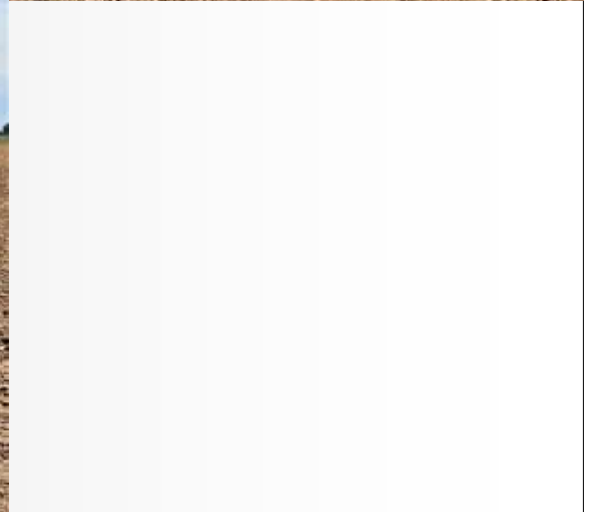
Area Symbol: NE165, Soil Area Version: 21

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	Alfalfa hay Irrigated	Corn Irrigated	Dry beans Irrigated	Winter wheat	*n NCCPI Soybeans
5900	Alice fine sandy loam, 0 to 1 percent slopes	65.43	81.5%		Ille	Ile	1584	42	2	6	134	40	40	24
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	10.04	12.5%		Illc	Ile	1683	57	2	6	139	41	39	31
1188	Las Animas-Lisco complex, occasionally flooded	4.84	6.0%		Illw	Illw	4026	27	3	4				17
Weighted Average							1743.5	43	2.1	5.9	126.5	37.7	37.5	*n 24.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Photos



Photos



Photos



Photos

