

# Anderson Farm



*160 Ac M/L top quality Scotts Bluff  
County pivot irrigated farmland*

*Premier Properties*

*1942 East D*

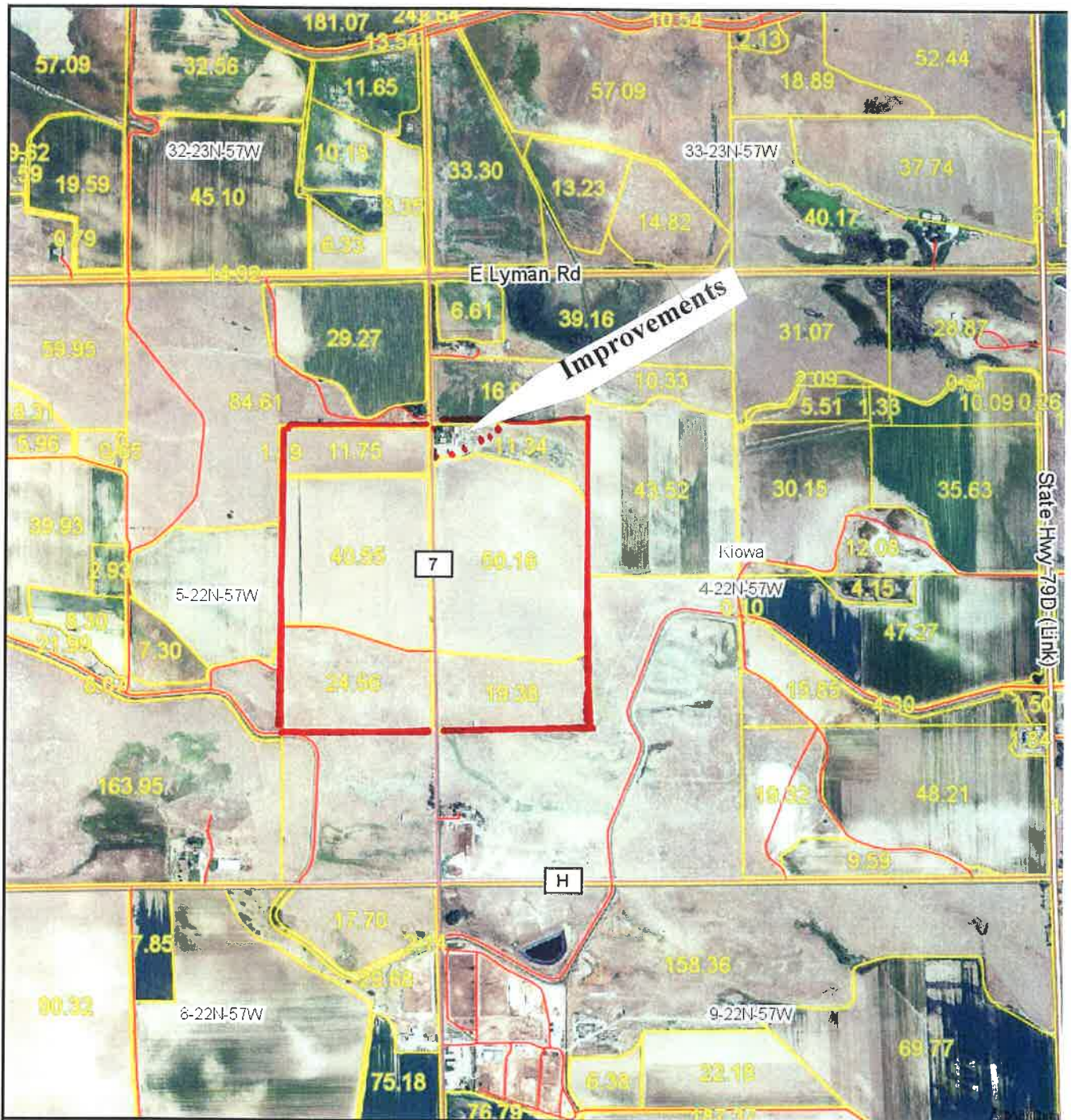
*Torrington, WY*

*Sloan Agland*

*190500 Hwy 71*

*Gering, NE*

# Aerial Map



### Premier Properties

1942 East D Street  
 Torrington, Wyoming  
 888-532-4147  
 www.wyo-realestate.com

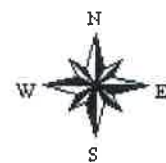
Maps provided by:



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**4-22N-57W**  
**Scotts Bluff County**  
**Nebraska**

map center: 41° 54' 28.51, 103° 56' 3"  
 scale: 16769



10/24/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office



## Location

The Anderson Farm is in two 80 Acre tracts split by County Road 7 and is located South of Morrill, Nebraska to the oiled Lyman Road. Then West on the Lyman Road one mile to County Road 7. Turn Left (South) on County Road 7 and go South approximately one quarter of a mile to the North borderline of these two farm tracts. This farm would be on both sides of County Road 7 for one-half of a mile.

## West Farm (Section 5)

This 80 Acre farm field is legally described as:

TOWNSHIP 22 NORTH RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF CO., NE

Section 5: SENE, NESE

There are 64 Acres under the Gering-Fort Laramie Irrigation District water rights.

A 2006 seven tower Reinke Pivot system covers approximately 65 Acres. This pivot system has been updated and 2013 was the first year for the pivot system at this location.

The Gering-Fort Laramie irrigation water is supplied by an 8" underground plastic line from the bubbler located at the East Pivot a quarter of a mile to the East of this system.



## East Farm (Section 4)



This farm field is located directly across County Road 7 from Section 5 and contains another 80 Acres. This is the part of the farm where the improvements are located. These improvements can either be left intact with the farm or they can be surveyed off the farm along with approximately five acres.

This portion of the farm intact with the improvements is legally described as:

TOWNSHIP 22 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NE

Section 4: SWNW, NWSW

The seven tower 2005, Zimmatic Pivot sprinkler was recently updated with new drops and nozzles covers 65 Acres. There is a 71 Acre water right from the Gering-Fort Laramie Irrigation District.

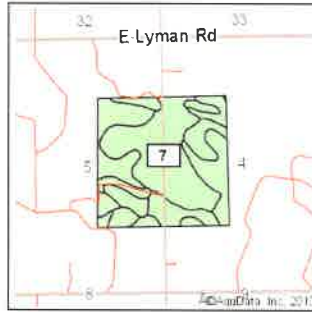
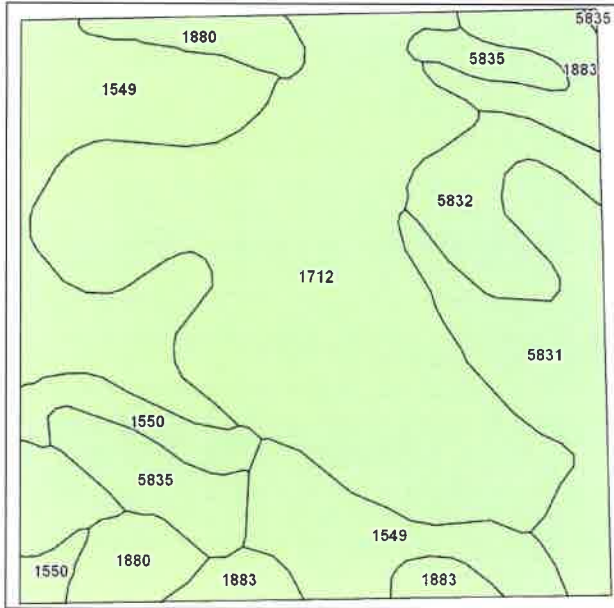
## Improvements

As stated previously, the improvements can either by severed from the farm or remain intact.

The main residence is a 3 bedroom, 1 bath stucco home in average condition. The outbuildings consist of 60x40 metal shop building, three car garage, open faced shed, smaller set of corrals and various smaller outbuildings.



**Soils Map**



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **4-22N-57W**  
 Township: **Kiowa**  
 Acres: **165.04**  
 Date: **10/28/2013**

*Premier Properties*  
 2942 East 44 Street  
 North Platte, Nebraska  
 68901-2044  
 www.premierproperties.com

Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Dry beans Irrigated	Irish potatoes Irrigated	Oats Irrigated	Pasture Irrigated	Sugar beets Irrigated
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	64.23	38.9%	IIIe	Ile	41	4.3	130	28	385	55	8	19
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	38.74	23.5%	IVe	IVe	18	3.3	115	25	355	49	5.3	17
5831	Mitchell fine sandy loam, 0 to 3 percent slopes	18.50	11.2%	IIIe	Ile	45	5.1	125	36	450	65	9.4	23
1883	Valent and Dwyer loamy fine sands, rolling	10.01	6.1%	VIe		17							
5835	Mitchell silt loam, 1 to 3 percent slopes	9.48	5.7%	IIIe	Ile	47	5.3	124	37	445	64	9.7	23
5832	Mitchell fine sandy loam, 3 to 6 percent slopes	9.42	5.7%	IIIe	IIIe	44	4.6	120	32	390	60	7.4	19
1880	Valent and Dwyer fine sands, rolling	8.30	5.0%	VIe		17							
1550	Dailey and Valent loamy fine sands, 3 to 6 percent slopes	6.36	3.9%	VIe	IVe	18	3.1	110	22	325	46	4.8	14
<b>Weighted Average</b>						<b>33</b>	<b>3.7</b>	<b>109.8</b>	<b>25.6</b>	<b>344</b>	<b>49.1</b>	<b>6.6</b>	<b>16.9</b>

## Farm Information

### Legal Description:

TOWNSHIP 22 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF CO., NE

Section 4: SWNW, NWSW

Section 5: SENE, NESE

Mineral Rights: There are none available.

### Gering-Fort Laramie Irrigation District:

The 2014 Annual Assessment for 135 Acres of Irrigation water rights  
Will be \$29.50 per acre plus for a total of \$3,982.50.

### Real Estate Taxes:

The 2012 Annual Real Estate Taxes for the entire farm including improvements:  
\$3,050.72.

Listing Price: Entire farm of 160 m/l total Acres including improvements: \$800,000.00  
155 Ac M/L without improvements on 5 Ac building site: \$650,000.00

## Listing Agents

This farm is listed with two Real Estate Brokerages, Jerry Sloan Broker for Sloan Agland in Gering, NE and Bob Van Newkirk an Associate Broker with Premier Properties in Torrington, Wyoming. Their contact information is as follows:

**Premier Properties**

**1942 East D Street**

**Torrington, WY 82240**

**307-532-4447**

**[www.wyo-realestate.com](http://www.wyo-realestate.com)**

**Bob Van Newkirk**

**307-532-1596**

**Sloan Agland**

**190500 Hwy 71**

**Gering, NE 69341**

**308-631-5520**

**[www.sloanagland.com](http://www.sloanagland.com)**

**Jerry Sloan**

**308-631-5520**