



Sheep Creek Hay Farm

Sioux County, Nebraska

Premier Properties

1942 East D

Torrington, Wyoming

www.wyo-realestate.com

LOCATION

Sioux County Nebraska is located in the Northwestern part of Nebraska and is the least populated of all the counties consequently, the assessment for real estate taxes is the least of all the counties in Nebraska. Harrison is the only village in the county and it's population is in the neighborhood of 300 people and is approximately 50 miles north of the hay farm.



The combined cities of Gering and Scottsbluff are within 25 miles and their population is in the 22,000 range. A regional hospital, junior college , commercial airport, equipment sales and repair shops help to make Scottsbluff and Gering a major shopping hub for Western Nebraska and Eastern Wyoming.

The Sheep Creek Hay Farm is located approximately three miles Northeast of Henry, Nebraska by going approximately two miles North of Henry on the Sheep Creek Road to S-B Road then a mile East across the Railroad viaduct and Sheep Creek to the improvements located on the North side of S-B Road.



Sheep Creek

Sheep Creek runs diagonally through the property and is also the source for the irrigation water which is used for crop production.

Sheep Creek has its headwaters approximately 12 to 15 miles north of the farm and the main source is natural springs which are not only at the headwaters but, all along the route of the stream flow. A diversion dam is placed in the Creek in the spring which diverts some of the water to several farms downstream. The remaining water is allowed to continue flowing south to the North Platte River near Morrill, Nebraska which is approximately 6 miles from the farm.



The irrigation water from Sheep Creek is regulated by Pathfinder Irrigation District which is the largest Irrigation in Western Nebraska. This farm has 110 Acres of water rights from Pathfinder Irrigation District. The 2014 assessment for this water right was \$3,300.00.



County Road S-B Road divides the farm approximately in half. The North part contains the improvements, hay fields, grass pasture and all of the Creek is on this part of the farm. The South part has a division as the middle of the centerline of Sheep Creek.

Sheep Creek is an ideal habitat for all types of wildlife. Trout of all sizes can be caught at different times of the year.

During the fall Sheep Creek is on the migratory path for a large number of ducks and geese that are flying south and home for a number of resident waterfowl. Pheasants and deer also need drinking water and hiding places. Sheep Creek provides that.

Improvements



HORSE BARN: A 36X64 Cleary building built in 2005 with stalls and a storage area with drive through doors at each end..

SHOP: A 42x48 Cleary building built in 2005. Two large overhead doors, 13x14 and 10x10 and a walk-thru door. An enclosed area with two separate rooms which are heated. 16x24 concrete entrance apron.



OPEN FACED MACHINE SHED: Built 2005, metal/pole barn construction.

TWO CAR DETACHED GARAGE: Built 2005.





HOME: A cute, two bedroom, 1 bath, 1,020 Sq Ft home built in 1910. This home has been updated and provides comfortable living quarters.



There is an older tenant house, newer well house that covers a submersible pump, an older cement shed that is used only for storage and a wooden framed open faced shed that is used for livestock protection.

Sheep Creek Hay Farm

This is a one of a kind property that is difficult to find in our area. A good Alfalfa producer that would be suitable to raise any North Platte Valley Crops. The owner stated that they harvested 2,000 small square bales and 200 large round bales from the farm this year.

Good improvements which are hard to find on a smaller operation. Plus the benefit of live water from Sheep Creek which runs year round.

ADDRESS: 390 S-B ROAD, MORRILL, NEBRASKA 69358

LEGAL DESCRIPTION:

TOWNSHIP 24 NORTH, RANGE 58 WEST OF THE 6TH P.M. SIOUX CO., NE

Section 26: SESE. SWSE. (EXC 7.07 AC IN SWSWSE).

Section 35: PT NE

ACRES: 107.93 Total Deeded Acres M/I

MINERAL RIGHTS: Seller to retain 50% of available mineral rights for 20 years or as long as production exists.

WATER RIGHTS: 111 AC under Pathfinder Irrigation District at an annual charge of \$3,300.00

SIOUX COUNTY, NEBRASKA REAL ESTATE TAXES; \$3,638.92

LISTING PRICE: \$475,000.00

LISTING AGENT: Bob Van Newkirk 307-532-4447 bob@wyo-realestate.com

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