



Zurcher Hay Farm

70 Acres

47 Acres

Irrigated

New Valley

Pivot

System

Sioux County NE

One of the largest counties in Nebraska with only one village, Harrison.

This county has the lowest taxes and population of any county in Nebraska.



Newly Remodeled 3 Br home

New shop building

Big barn with horse stalls and

Hay storage

Premier Properties

1942 East D

Torrington, Wyoming

www.wyo-realestate.com

LOCATION

The Zurcher Hay Farm is located approximately 3.5 miles North on The Sheep Creek Road to County Road C then East for approximately one mile to the improvements located on the North side of S-C Road.

This farm is located at the South end of Sioux County which is one of the largest counties in Nebraska and Sioux County is the County with the lowest Real Estate Taxes. There is only one small town in Sioux County with that being Harrison with a population of less than 400 people.



Less than 25 miles to the East on a well maintained US Hwy #26 is the combined cities of Gering and Scottsbluff with a population of over 22,000.

Scottsbluff is the location of a large regional hospital, junior college and the region's major shopping area. There are implement sales and repair shops, large feedlot operations and a livestock sale barn in Scottsbluff as well as one of the Nations largest livestock auctions barns located in Torrington, Wyoming which is ten miles to the West of the Zurcher Hay Farm.

This area has a predominately Agricultural related economy with good growing conditions and an abundance of markets for all valley commodities including feeds, grains, Alfalfa and all types of livestock.

THE FARM



The Sioux County Assessor taxes the farm on a total of 70 Acres. The farmland is planted to Alfalfa and approximately 25 Acres of that are being irrigated with a 2013 Valley four tower pivot irrigation system. The irrigation water is provided from a 47 Acre water right from Pathfinder Irrigation District which is the largest Irrigation District in the Panhandle of Nebraska.

The remaining 40 Acres are being utilized as native pastureland and used for summer grazing.

HOUSE

The 1,200 Sq Ft, 3 bedroom, 1 bath home has been completely remodeled. A new roof with long life shingles was installed during the summer of 2014. A new hot water heater, water softener, and dishwasher were recently added. The home was built in 1950 and is in good condition. The home is well insulated and can be easily heated with a wood stove in the dining room.



BARN

The barn is a 36x48 metal/pole building was built in 1965. There are two new pipe stalls with outdoor runs and indoor drinking water. A new fully lined tack room, and indoor hay storage. This barn is in the best of conditions.



SHOP

The metal/pole shop was built in 2013. This building has a large overhead door and walk-thru door. The building has a concrete floor and electrical service.



This 36x48 building has made a good addition to the farm. In addition to the Barn, Shop and Home there are several open faced barns for livestock protection.

ZURCHER HAY FARM

What a neat and well kept farm that is somewhat isolated yet within a short driving distance to all the necessary markets, shopping, implement dealers, education opportunities and health care facilities that are in the area.

Nice improvements with farmland that is pivot irrigated and native grass pastures are difficult to locate in Sioux County, Nebraska the lowest tax based county in Nebraska.

ADDRESS: 390 S-C Road, Morrill, Nebraska

Legal Description:

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

Section 23: Pt SE [70 Acres]

MINERAL RIGHTS: Sellers to retain 50% of the available Mineral Rights for 20 years or as long as production exists.

WATER RIGHTS: 47 Acres under Pathfinder Irrigation District PID. 2015 Assessment \$1,410.00 (\$30.00/Ac)

SIOUX COUNTY REAL ESTATE TAXES: \$1,639.04

LISTING PRICE: \$350,000.00

LISTING AGENT: Bob Van Newkirk 307-532-1596 bob@wyo-realestate.com

Premier Properties

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Torrington, Wyoming

307-532-4447

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