

Strecker Ranch

Scotts Bluff County, Nebraska

This 610.97 Acre combination native grassland and pivot irrigated and flood irrigated farmland is located alongside of County Road B between Morrill and Henry, Nebraska.



There are 58.86 Acres under a 2010 Zimmatic pivot irrigation system with another approximately 7.69 Acres of water right with farmland that can be added to increase the amount of land which is pivot irrigated. The water right has been transferred to this added land but the added pivot irrigated needs to be transferred from rangeland to farm land through Farm Services Agency in Scottsbluff, Nebraska.

There are approximately 4 Acres of corner cropland that is flood irrigated. All of the irrigation water is provided from a 65 Acre adjudicated water right from the Pathfinder Irrigation district. This irrigation water is transferred to the farm through a ditch then into a pond where it is pumped by a 15 horse motor into the pivot system. The farm is composed mostly of sandy loam soils. The sandier type soils are very productive with adequate fertilizers and timely irrigation.

Adjoining the farmland to the north is approximately 540 Acres of native grassland fenced into one pasture. Stock water is produced from a stock tank and submersible pump. During the summer a good sized pond also provides drinking water for livestock. The combination of cool and warm season grasses provides a lengthy grazing season for all classes of livestock. The current owner has been pasturing from 40 to 50 pairs for the summer grazing season.



Legal Description:

TOWNSHIP 23 NORTH, RANGE 58 WEST, SCOTTS BLUFF CO., NE

Section 1: Pt S2 [298.66 Ac] Grassland

Section 2: S2NE, E2SE [160 Ac] Grassland

**Section 2: E2SW W2SE (Ex 7.69 Ac in SESWSE) [152.31 Ac] Farm
with pivot and Grassland.**

Scotts Bluff County Real Estate Taxes: \$5,270.44

Pathfinder Irrigation District (PID) Annual Assessment: \$1,950.00

Electric charges: Annual Demand Charge: \$567.00 (one time annual charge)
2016 Electric charges for pivot: \$2,833.00.

Currently there are approximately 43 Acres under pivot which is growing corn and over 12 Acres in an established stand of Alfalfa on the farm portion of the Ranch

Listing price for both units: \$555,000.00.

Listing Agent: Bob Van Newkirk cell 307-532-1596

Premier Properties

**1942 East D Street
Torrington, Wyoming**

Phone 307-532-4447

www.wyo-realestate.com



Premier Properties

3042 East 13th Street
Scotts Bluff County, Wyoming
858-512-2411



2-23N-58W
Scotts Bluff County
Nebraska

map center: 41° 59' 40.08", -104° 1' 4.74"
scale: 9479



9/22/2017

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3042 East 13th Street
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1-23N-58W
Scotts Bluff County
Nebraska

map center: 41° 59' 39.81", -103° 59' 54.76"
scale: 9378



9/22/2017