

Carstens Sioux County Hay Farm

20.18 Acres Plus Improvements

Location: This small hay farm is located approximately one mile North of the quaint village of Henry, Nebraska on the paved Henry Road. This property is located on the Southern boundary in Sioux County, Nebraska. Sioux County, Nebraska has the cheapest real estate taxes of any county in Nebraska. Harrison is the county seat and is approximately 50 miles North of the Carsten farm.

Torrington, Wyoming a town with approximately 6,000 residents is located approximately seven miles West of Henry, Nebraska. Torrington is the home of Eastern Wyoming College, Torrington Livestock Auction and a thriving business community. Morrill, Nebraska is approximately six miles East of Henry and the larger combined cities of Scottsbluff and Gering Nebraska a population of over 20,000 are 20 miles East of Morrill.

These towns are highly ag oriented with ag equipment dealers and repair shops to aide the local farm economy.



The Farm: The Carstens Farm, according to the Sioux County Assessor's Office contains a total of 20.18 Acres. There are approximately 18 Acres of farmland with the remaining land being utilized for improvements, roads and waste. The access road to the homesite splits the property with approximately 5.60 Acres on the West side of the access road and 14.58 Acres on the East side of the road.

Irrigation water is provided from Pathfinder Irrigation District with an annual assessment of \$645.00. There are 21.5 Acres under the adjudicated water right (more irrigation water than land which is good in the fact that there is an excess of available irrigation water for the farm). The farm is currently raising a mixture of grasses and Alfalfa. A neighbor is currently caring for and harvesting the crop on a share basis.

Improvements: The home is a 1979 single wide, 3 bedroom and 2 bath mobile home. The roof and a portion of the siding were replaced in 2015 from damage caused by a local hailstorm. The home has been well cared for and is in good condition. The home is on natural gas and a rural electrical supplier furnishes electricity.





The 24 X 30 Cleary shop/garage building has an attached covered patio perfect for summer cookouts.

Pathfinder Irrigation District: 21.5 Acres @ \$645.00/year.

Real Estate Taxes: 2017 Sioux County, Nebraska Real Estate Taxes are \$863.64.

Listing Price: \$200,000.00

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