

Lyman Hay Farm

77.22 Total Acres

East of Lyman, Nebraska from the Junction of US Hwy#92 and the Morrill/Lyman Highway go East on the Morrill/Lyman Highway approximately 1 mile to the Northwest corner of this very productive hay farm.

On the total 77.22 Deeded Acres there is approximately 36.5 Acres of established Alfalfa under a 2012 three tower Valley Pivot Irrigation system and another five acres of flood irrigated Alfalfa with crop water being furnished through gated pipe.

Gering-Fort Laramie Irrigation District furnishes enough irrigation water to supply 36 Acres under the Valley Pivot plus another 5 Acres of flood irrigated cropland. The District water is transported to a fully lined cement pond through an underground pipeline. A 7.5 Horsepower electric pump pushes the water through another underground line to the pivot point.



Electricity is supplied from Roosevelt Public Power District, the largest Rural Electricity supplier in the area. The owner stated that the monthly bills for supplying electricity to the farm had not been over \$300.00 per month. All electrical lines are underground.

Eight inch gated pipe is used to flood irrigate lands on the western side of part that is not covered by the Valley Pivot.

East of the pivot system is approximately 30 Acres of native grassland with the Kiowa Drain, a live year round stream runs through the property. Kiowa Drain provides drinking water and habitat for a variety of wildlife. Located in the Northwest corner of the property is an ideal homesite. An electric domestic well is currently located on this 3-4 Acre homesite.

The owner states that the Alfalfa on the farm has been producing approximately 467, 3x3 square bales each weighing 880 lbs. That calculates to 205.48 tons from the 41 Acres of Alfalfa. This weed free Alfalfa is shipped to hay buyers from Colorado.

Real Estate Taxes: 2017 Scotts Bluff Co. Real Estate Taxes are: \$1,435.18.

2018 Gering-Fort Laramie Irrigation Water Rights: \$1,439.80

Mineral Rights: None are available

Listing Price: \$194,000.00

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