

Henderson Farm

322 Cook Rd
Mitchell, Nebraska



266 Acre combination farm that is a
bird hunters paradise

Premier Properties

1942 East D Street

Torrington, Wyoming

Henderson Farm

Location:

The Henderson Farm is located in the Panhandle of Nebraska approximately seven miles north of Mitchell, Nebraska. Mitchell is a small town with a population of approximately 1,800 individuals with K-12 schools. The combined towns of Scottsbluff and Gering are located approximately 7 miles East of Mitchell with over 20,000 residents, a regional hospital, junior college and several shopping centers. This is the major shopping center for the surrounding area. There are many Ag related businesses located here with an active livestock auction facility, equipment dealers and repair shops to meet the area's farmers demands. This is a great area to raise a family and to live without the hassles of urban life.

Farmland:

This unique farm has five smaller fields totaling approximately 90 Acres that are protected by mature tree windbreaks. There are another 20 Acres of flood and side roll sprinkler irrigated farmland. The remaining 80 Acres of water rights are utilized on pastureland.

There are two branches of Dry Spotted Tail Creek that come together on the farm and supply a good amount of water to fill and maintain two ponds providing stock water and a tremendous amount of waterfowl habitat.

Improvements:

The main farm house was built in 1970 and contains three bedrooms, one and $\frac{3}{4}$ bathrooms, baseboard electric heat, a wood burning Earth Stove, steel siding, metal shingles and an attached two car garage all on one level.



Setting near the larger man made pond is a 740 sq ft one bedroom, one bath hunters cabin or rental unit complete with appliances.



An electric powered irrigation well is located in the northwest corner of the property and produces 500 gpm, with a static water level of 16' and a total depth of 75'. The irrigation water from the Pathfinder Irrigation District also enters the farm at this point. The owner states that he has not had to use water from the irrigation well since the Pathfinder water has been adequate to irrigate all that is required for the crops raised on the farm. There are also two more registered smaller irrigation wells located in different locations on the farm. One of these wells supplies water to the side roll sprinkler system. The side roll sprinkler is included in the purchase of the farm.

Wildlife:

Migrating Canadian Geese stop and spend most of the fall and winter months at this farm due to a good supply of food and the two large ponds on the farm. A good sized flock of these geese are here on a year-round basis. Pheasants and a sizable flock of turkey are also present due to food, water and protection.

Livestock:

40-50 mother cows and their calves spend the summer months grazing the sub irrigated pastures around the ponds.

Farm Facts:

Legal Description:

TOWNSHIP 24 NORTH, RANGE 56 WEST, SIOUX CO., NE
Section 24: NWNW, S2NW, W2SW, E2SW (excluding 13.4 Ac
located in the S2NW)

Acres: 266.6 Deeded Acres

Irrigation: 193 Acres under Pathfinder Irrigation District. Annual Fee \$5,790.00

Real Estate Taxes: 2017 Real Estate Taxes \$3,782.48

Address: Main House and farm: 322 Cook Rd, Mitchell, NE 69357
Cabin: 1640 SC Rd, Mitchell, NE 69357

Listing Price: \$725,000.00

Listing Agent: Bob Van Newkirk (307) 532-1596

Listing Office:

Premier Properties

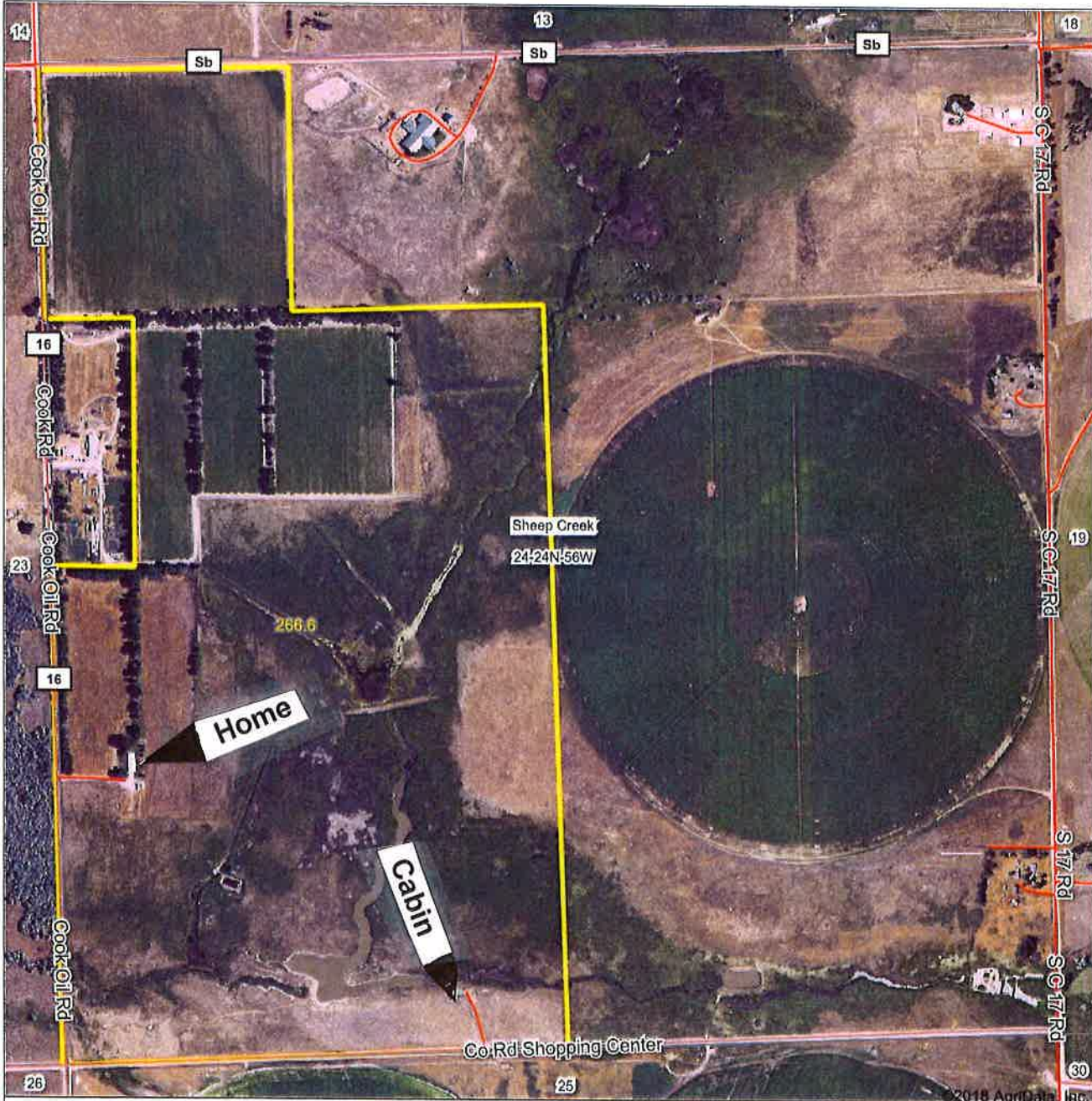
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307-532-4447

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Aerial Map



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24-24N-56W
Sioux County
Nebraska

map center: 42° 2' 14.43, -103° 45' 57.81
 scale: 9536



3/17/2018



