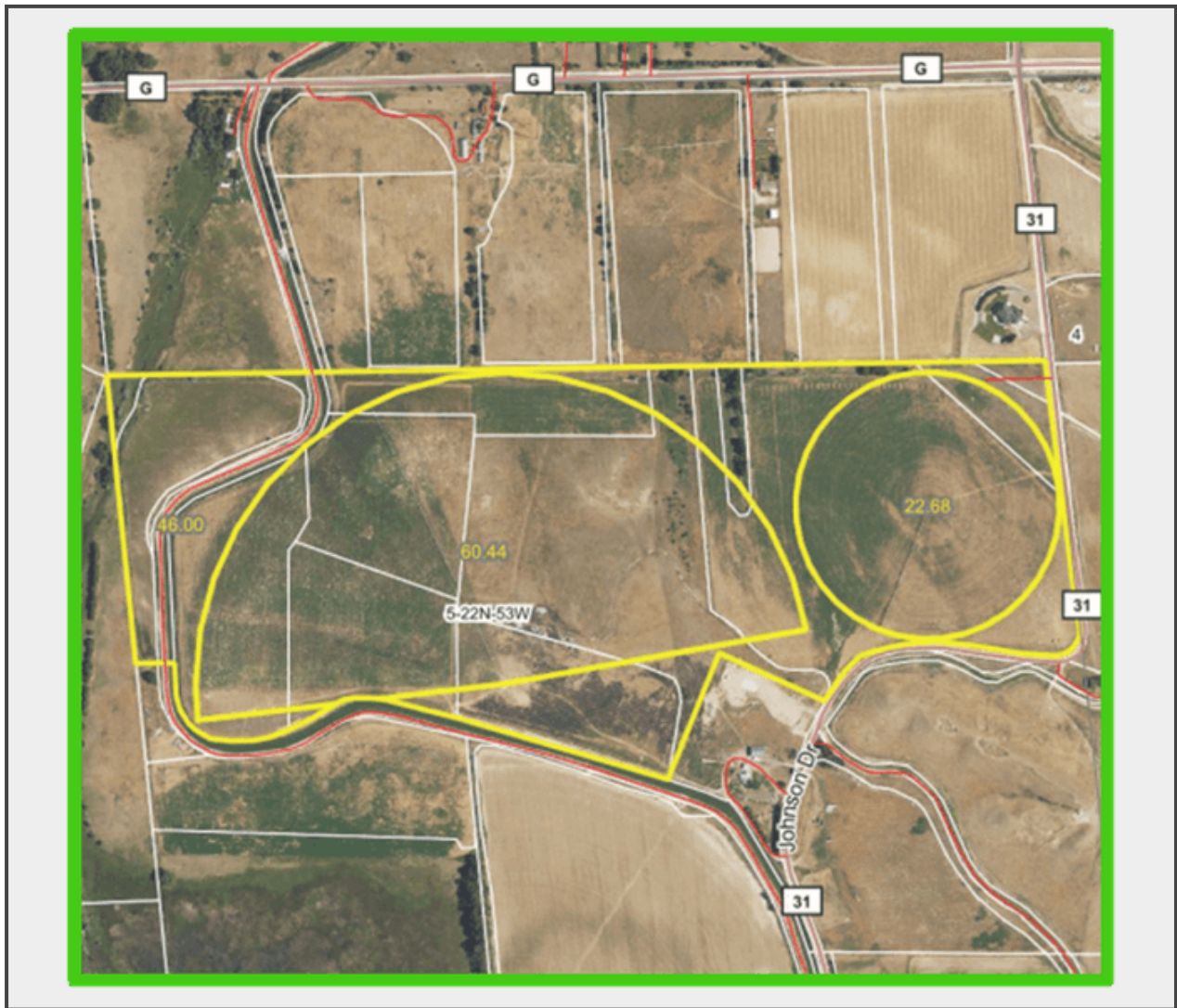


Sale Name: Scotts Bluff Co. 130± Acre Irrigated Farm

LOT 101 - Scotts Bluff Co. 130± Acre Irrigated Farm



Description

Scotts Bluff Co. 130± Acre Irrigated Farm

Irrigated Farm Just South of Lake Minatare, NE.

LOCATION: 70037 Johnson Dr., Minatare, NE. From Minatare, go 7 miles north on Stonegate RD to CR G, 1 mile east to CR 31, then 1/4 mile south to East Pivot.

This highly desirable irrigated farm offers excellent access and reliable water resources. The property features two center pivots that provide efficient water coverage, along with access to the Alliance Drain, a spring-fed creek, and established water rights off the Low Line Canal. Well-suited for row crops, the land has a proven history of consistent yields and is supported by strong infrastructure. Beyond its agricultural potential, the farm also provides excellent hunting and outdoor recreation opportunities. A potential homesite could be nestled in the northwest corner

providing the perfect setting for a country lifestyle. This farm is a unique combination of income-producing potential, rural living, and recreation!

2022 Zimmatic 3-Tower Center Pivot

- 562' Total Length
- 22.7 Acres Under Pipe
- 1,490 hrs.

2024 T-L 8-Tower Center Pivot

- 1,303' Total Length
- 11.2 x 24 Tires
- 483 Hours

Both Pivots have an underground pipeline. Ran by the same pump. 15 HP, 450 GPM.

LEGAL: PT SENW; S2NE; PT NWSE of Section 5, Township 22N, Range 53 West of the 6th P.M., Scotts Bluff County, NE. Parcel ID 010037403

Possession: Buyer will receive full possession of west (T-L) pivot at closing. East Pivot (Zimmatic) is cash rented and is subject to tenant rights.

Irrigation Water: 123 acres Total Water Right Under Pathfinder Irrigation @\$36/ acre.

Taxes: The 2025 taxes will be paid by seller and will be approximately \$3,670.00

FSA Info: DCP Cropland 110.39 acres, PLC Yield Corn - 116 bu.

Quantity: 130



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