WESTERN NEBRASKA

Mitchell Farm/Feedlot



90036 COUNTY ROAD 11 · MITCHELL, NEBRASKA

Irrigated Farm, Feedlot & Home on 160 +/- Acres

160.73 +/-	126 +/-	159 +/-	870 ft Bunk
DEEDED ACRES	ACRES UNDER PIVOT	ACRES OF WATER RIGHTS	FEEDLOT

OFFERED AT

$985,000

RR PROPERTIES
RANCH & RECREATION
Jeff Garrett, ALC

CO-LISTED WITH
Sloan AgLand
Jerry R. Sloan

Property Overview

The Mitchell Farm/Feedlot is a complete, working quarter section in the North Platte River valley, southwest of Mitchell. A 2005 Zimmatic 7-tower pivot waters about 126 +/- acres, backed by 159 +/- acres of surface water rights in the Gering–Fort Laramie Irrigation District, and the southern corners can be flood irrigated with gated pipe. The northeast corner holds a feedlot with 870 feet of concrete bunk, a silage pit and a newer Bud Box working system, along with an updated 3-bedroom home that is currently rented.

Price	$985,000
Acres	160.73 +/- deeded
Pivot	About 126 +/- acres under a 2005 Zimmatic 7-tower pivot
Water	159 +/- acres of surface water rights, Gering–Fort Laramie Irrigation District
Soils	92% Mitchell silt loam
Feedlot	870 ft concrete bunk, silage pit, Bud Box and hydraulic chute
Home	3 bed, 2 bath, 1,728 sq ft; 2-car detached garage
Income	Home leased month to month at $750/month
2025 Taxes	$6,147.20
Minerals	All seller-owned oil, gas and mineral rights convey





The pivot field and the home from the yard.

Acreage, water rights and improvements are seller and broker reported; soils from USDA soil survey data. All information buyer to verify.

Land and Water

Surface Water Rights

159 +/- acres of surface water rights under the Gering–Fort Laramie Irrigation District. The 2027 O&M irrigation assessment is $42/acre × 159 +/- acres = $6,678.

Irrigation Equipment

2005 Zimmatic 7-tower center pivot covering about 126 +/- acres, a 40 hp turbine pump and motor, and a rotating cleaning screen in the settling pond. The southern corners can be flood irrigated with gated pipe.





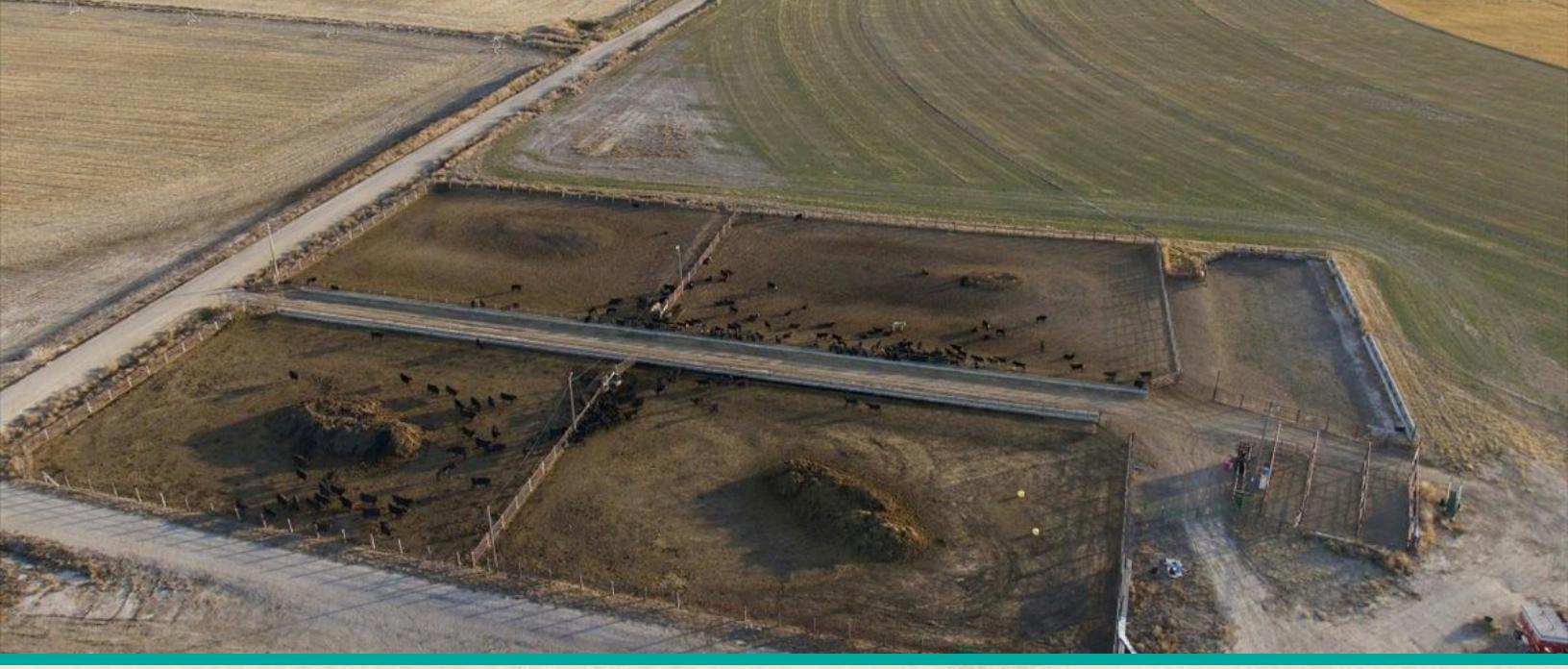




Soils

Code	Soil	Acres +/-	%
5835	Mitchell silt loam, 1–3% slopes	105.96	66.0
5834	Mitchell silt loam, 0–1% slopes	21.12	13.2
5837	Mitchell silt loam, 3–6% slopes	20.93	13.0
1367	Bridget-Otero complex, 6–9%	4.73	2.9
6241	Keota silt loam, 3–6%	4.68	2.9
6201	Epping silt loam, 3–30%	2.90	1.8
5185	Keota-Epping silt loams, 6–9%	0.17	0.1

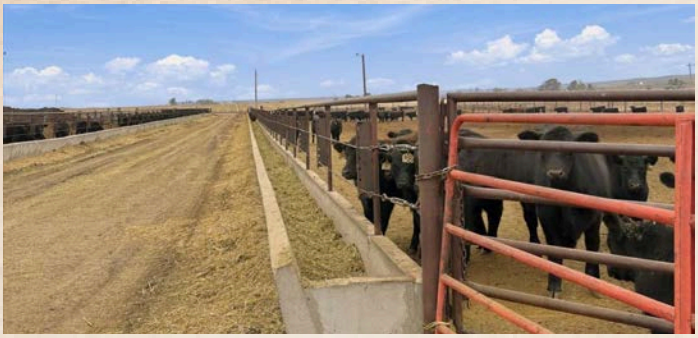
Soils from USDA soil survey data via Land id. Boundary shown at 160.49 +/- mapped acres; buyer to verify.



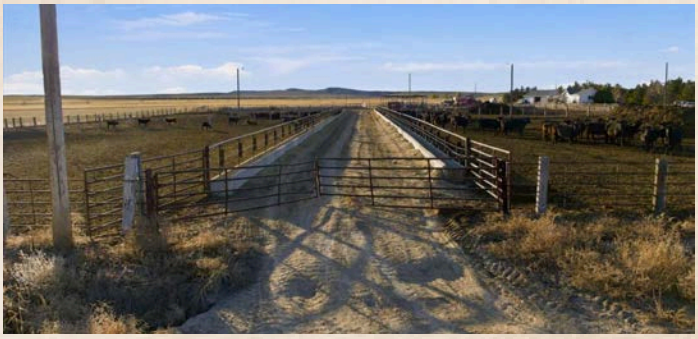
Feedlot and Working Facilities

870 feet of concrete feed bunk with a concrete apron in front of all bunks, plus a concrete silage pit. The feeding pens are built of railroad ties and heavy-wall continuous fence, split by two 8-foot tire tanks.

A newer Bud Box working system and alley lead to a Hi-Qual hydraulic chute. The chute and the water tanks in the feedlot are included in the sale.









The Home

A 3-bedroom, 2-bath, 1,728 sq ft home with a 2-car detached garage and an updated kitchen. The large master bedroom has its own bathroom and walk-in closet, and a propane central heating and air conditioning system keeps the home comfortable year round. The refrigerator, stove, microwave and dishwasher stay with the home.



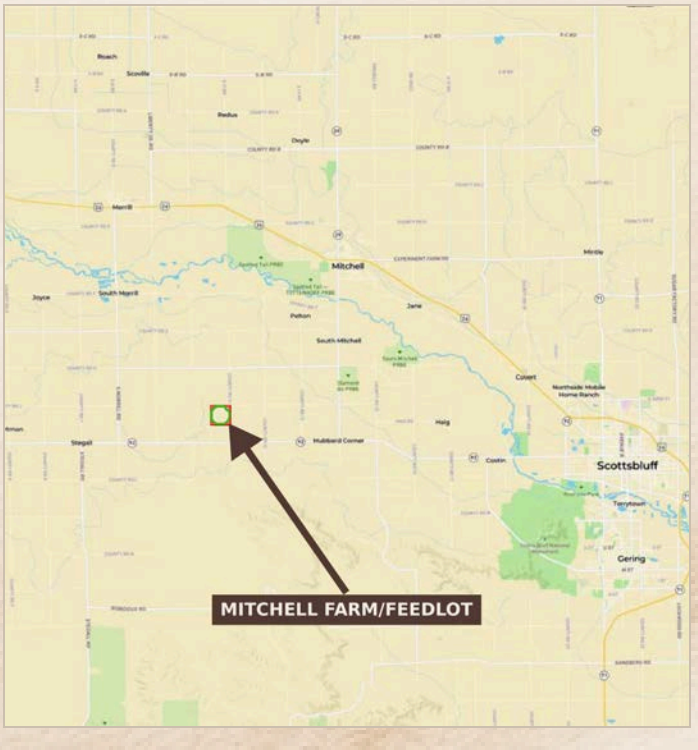







The home is leased month to month at $750/month. Tenant's washer, dryer and panels west of the home are not included; the 1,000-gallon propane tank is rented from Legacy Coop.

Location and Maps



Location View

Southwest of Mitchell, west of Scottsbluff and Gering.



Farm Map

Boundary in red, pivot coverage in green. Farmstead and feedlot in the northeast corner.

DIRECTIONS

3.5 miles south of Mitchell, Nebraska on the South Mitchell Road to CR J, then west on CR J for 3 miles to CR 11 and the northeast corner of the farm.

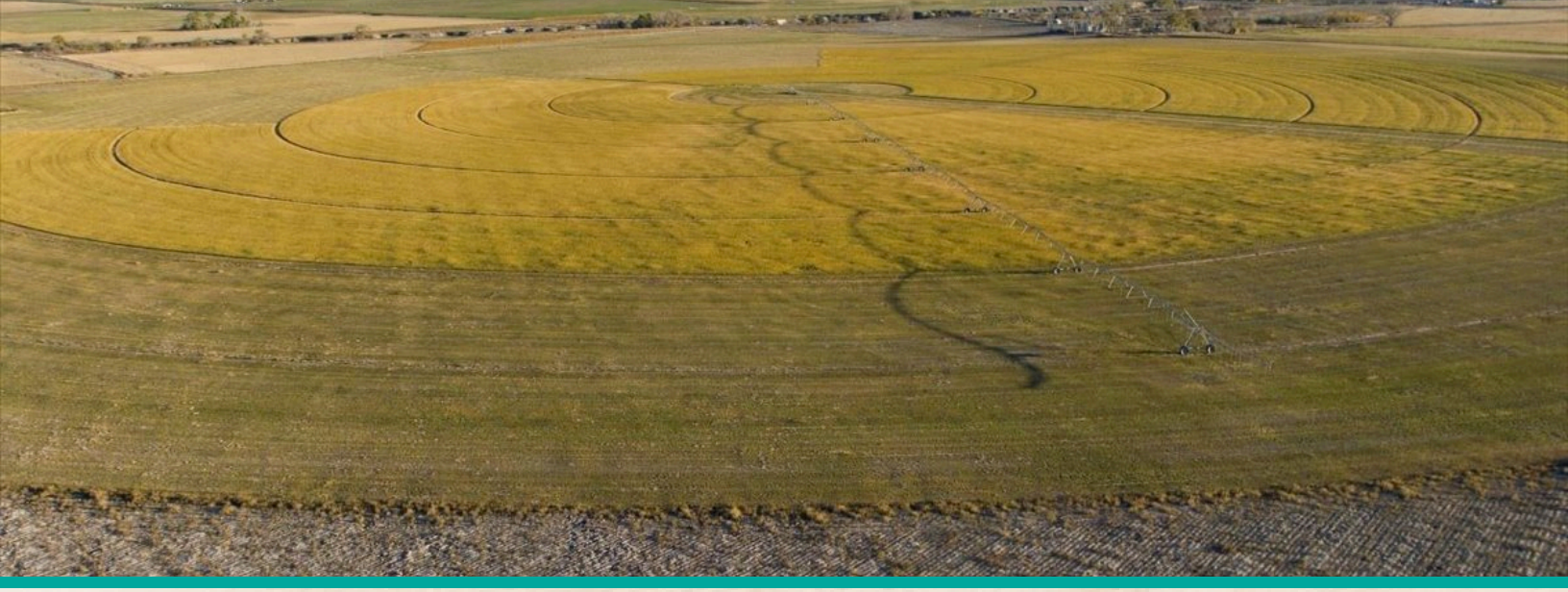
ADDRESS

90036 County Road 11, Mitchell, NE 69357

LEGAL DESCRIPTION

NE¼ of Section 13-T22N-R57W of the 6th P.M., Scotts Bluff County, Nebraska

Maps courtesy of Land id. Boundaries are approximate and not a survey; buyer to verify.



THE NORTH PLATTE VALLEY

Farming in Scotts Bluff County

Scotts Bluff County sits in the North Platte River valley of the Nebraska Panhandle, where the same bluffs that guided Oregon Trail travelers now look out over some of the most productive irrigated ground on the High Plains. The valley sees only about 15 inches of rain a year, but more than a century of canal building changed what the land can grow. Snowmelt stored in reservoirs upstream in Wyoming flows through canals built for the federal North Platte Project in the early 1900s, and the Gering–Fort Laramie Irrigation District, which serves this farm, delivers that water to fields south of the river.

Dependable water supports a crop mix found in few other parts of Nebraska. Sugar beets have been grown and processed here for more than 100 years, and the Panhandle raises most of the state's dry edible beans, helping make Nebraska a national leader in Great Northern beans. Corn, alfalfa and wheat round out rotations, and the area's feed supply and dry climate have long made it a good place to background and finish cattle. The University of Nebraska's Panhandle Research, Extension and Education Center in Scottsbluff has studied irrigated crops in the valley for more than a century, giving local growers research matched to their own soils and water.

OFFERED AT

$985,000

Cash terms

ADDRESS
90036 County Road 11, Mitchell, NE 69357

ACRES
160.73 +/- deeded; about 126 +/- under pivot

WATER
159 +/- acres of surface water rights, GFLID

MINERALS
All seller-owned rights convey

POSSESSION
Farmland and feedlot at closing; home subject to month-to-month lease

FSA
Base acres to be determined

#1 PROPERTIES RANCH & RECREATION

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Sloan AgLand

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