

Becker Scottsbluff County Farm Tract 1

186.00 Acres

Scotts Bluff County, NE

\$950,000



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Activities & Amenities

Hunting - Small Game
Hunting - Waterfowl
Mineral Rights
Hunting - Upland Birds
Irrigation
Water Rights

Land Details

Address: 320213 Lowline Ditch Road,
Minitare , Nebraska 69356, USA
Closest Town: Minitare
Total Acres: 186.00
Zoning: Agriculture
Water Rights: Yes
Ditch rights from Lowline Ditch.
Source of lot size: Unknown

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1480
Unfinished Sq. Ft.: 1480
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Parking Types: Attached Garage
Outbuildings: 2
Other Improvements: Pivot irrigation
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



Tract 1 Becker Scottsbluff County Farm features a nice ranch style home with 3 bedrooms, 2.5 bathrooms and a nice large living area off the kitchen and dining room. There is a 75 +/- acre wiper pivot and an additional 70+/- acres of flood irrigated crop land with some grassland intermixed. There is a nice 4 car garage as well as a large Quonset for equipment. Mature trees and landscaping make for a secluded private setting.

Land

Sitting just 15 minutes northeast of Scottsbluff, Nebraska this highly productive farm boasts 140 +/- irrigated acres consisting of approximately 75+/- under pivot, 70 +/- of flood irrigated crop land. The remaining pasture land is good native grass lands with average to good fencing. Water for the farm is provided from the Lowline Canal which flows directly out of Lake Minatare and borders the northern and western edge of the property.





Improvements

The home on the property is a 1480 square foot ranch style home featuring 3-bedrooms and 2.5 bathrooms. There is a nice kitchen, large living area and plenty of room for a family. The home has an oversized 2 car attached garage and there is a 2800 Sq.ft. Quonset as well as a 1200 Sq.ft. 4-bay shop. There are two domestic wells on the property that are also used for livestock water.

Recreation

Located just 5-10 minutes from Lake Minatare there is plenty of opportunity for family fun with watersports and fishing. The area is well known for large flocks of geese and ducks spending most of the winter between the lake and the North Platte river. Ag fields in the area are frequented by the massive migratory flocks and water fowl hunters come from all across the country to hunt. Fishing in Lake Minatare is fantastic with many warm water species to make up your daily bag limit. Lake Minatare is also well known for its beautiful lighthouse located on the northwest side of the lake. Additionally there are many more attractions in the area such as Chimney Rock, North Platte National Wildlife Refuge, Scotts Bluff National Monument and Wildcat Hills State Recreation Area.





Agriculture

The farm has historically been utilized for corn and alfalfa hay. The fields are mostly flat to moderate as there is still flood irrigation utilized on some of the smaller fields. The ditch system is in good shape and has good flow. Irrigation is provided from a 7 tower Zimmatic pivot and flood irrigation from the Lowline Ditch.

Water/Mineral Rights & Natural Resources

Water is provided from the Lowline Ditch.

Region & Climate

Located in a topographical area with only modest variations in elevation, this area has an average elevation above sea level of 4,000 feet. The area within 10 miles is mostly cropland (65%) and grass-





land (31%), and within 50 miles by grassland (76%) and cropland (23%). The summers are hot and mostly clear, and the winters can be cold, snowy, windy, and partly cloudy. Over a year, the temperature typically varies from 15°F to 90°F and is rarely below -2°F or above 99°F.

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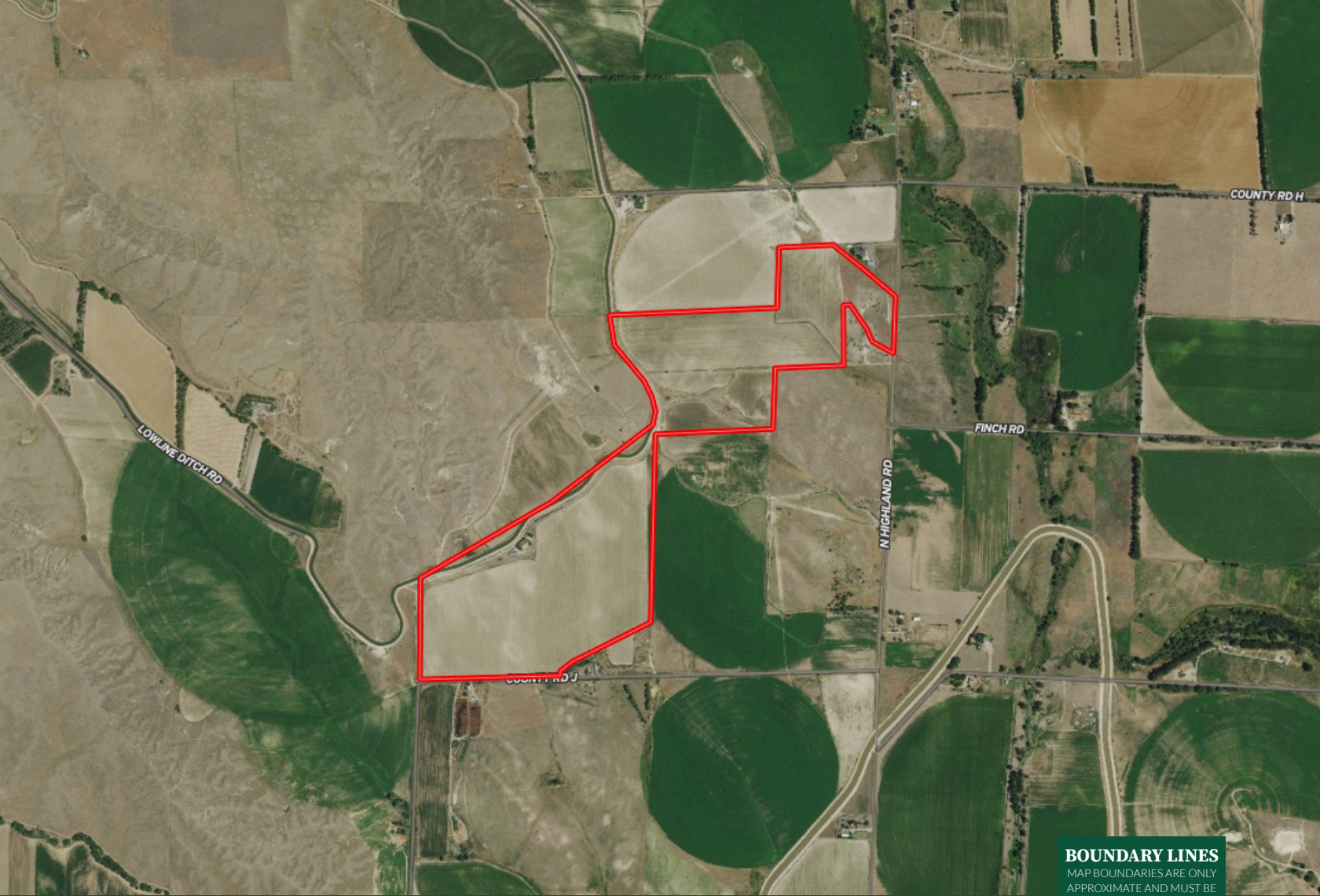


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- RICK STEINER, SELLER/BUYER

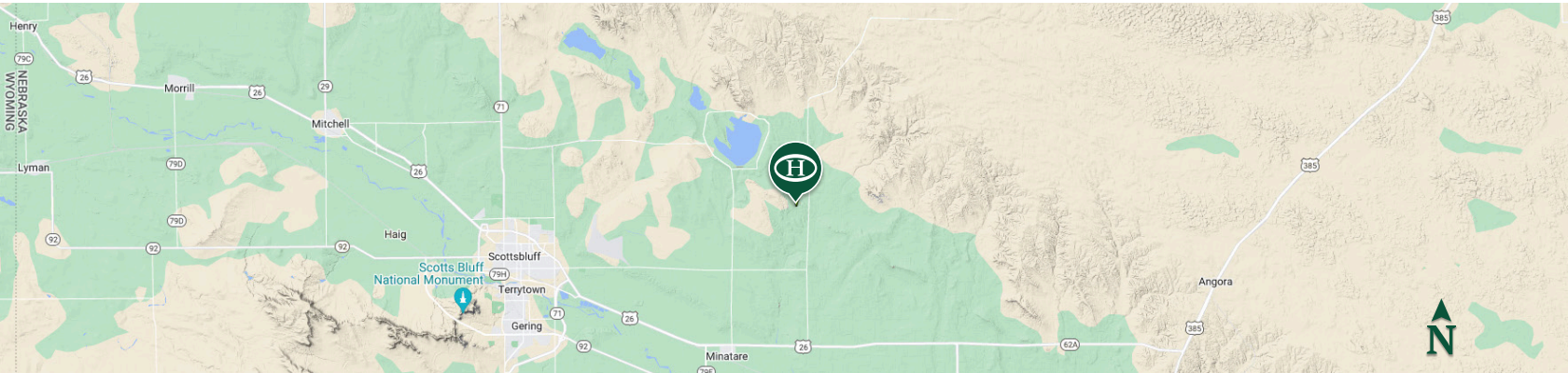
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 Boundary



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