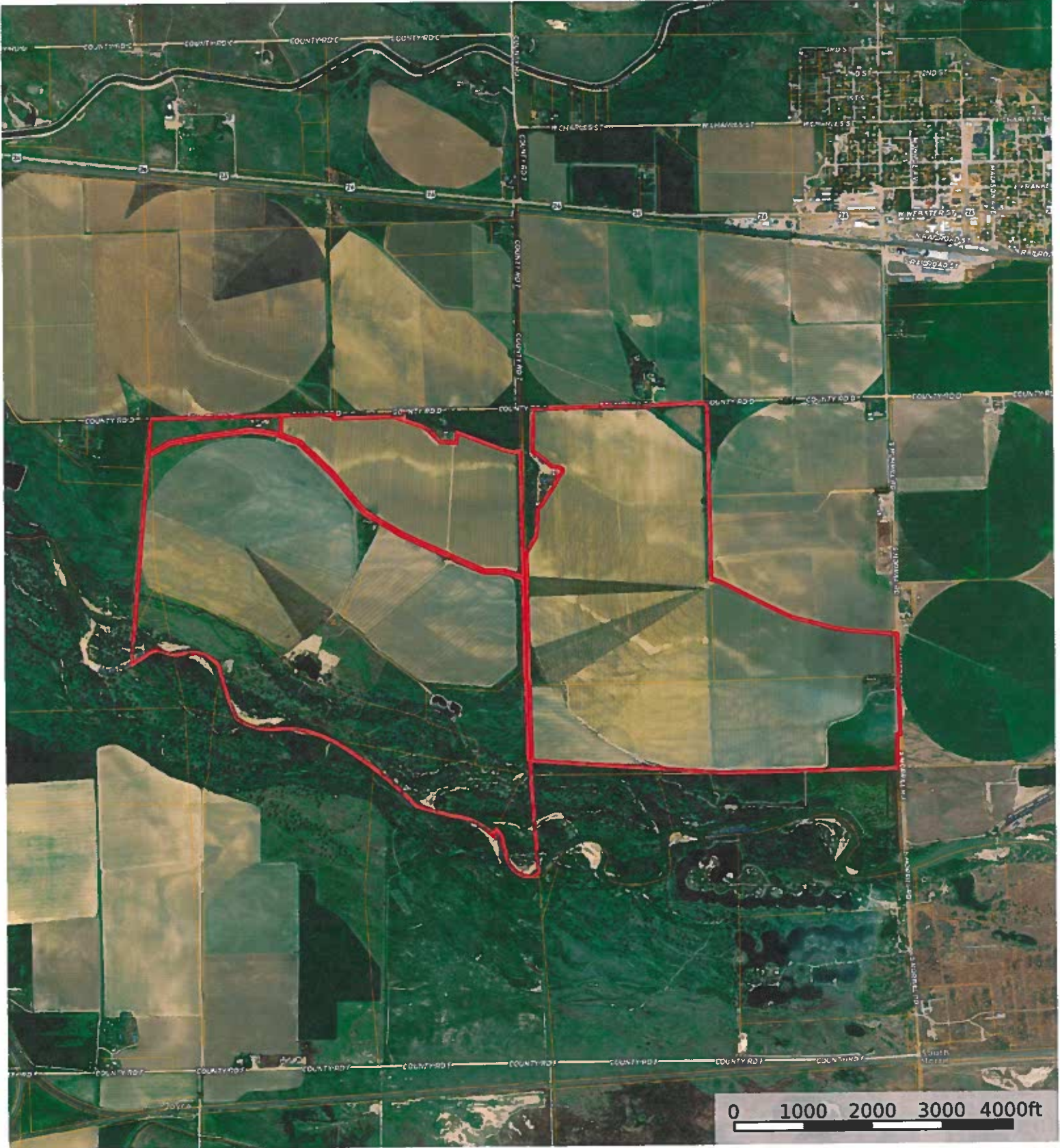


Foos Farm and Hunt  
Nebraska, AC +/-



Boundary

Hayden marketing@haydenoutdoors.com

P: 970-674-1990

www.haydenoutdoors.com

501 Main St. #A, Windsor CO 80550



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

**Property Summary:**

Sheep Creek Farm and Hunt consists of 1046 +/- acres located in Scotts Bluff County, Nebraska. Situated along the banks of the North Platte River, this property consists of productive irrigated farm ground, recreational opportunities, and ample water. Located just a few miles south of Morrill, Nebraska, and 15 miles Northwest of Scottsbluff, this property offers convenient access to all nearby grain markets and amenities. This rare offering encompasses agricultural, recreational, and incoming-producing opportunities. This farm is quite possibly one of the highest yielding combination farms in terms of agricultural and wildlife opportunities currently available in the entire midwest.

**Land:**

The 11 adjoining parcels of land present a unique opportunity in the agricultural landscape, boasting rich loam soils, exceptional water rights, and top-of-the-line irrigation infrastructure. Nestled in a region renowned for its fertile grounds and agricultural prowess, these parcels offer a prime canvas for agricultural ventures, ensuring bountiful yields and sustainable farming practices for generations to come. Loam soils, sought after for their balanced composition of sand, silt, and clay offer an optimal foundation for cultivation in Scotts Bluff County. While loam soils are known for an excellent foundation and great moisture retention, you can also expect the drainage to be efficient with the amount of irrigation present at this property. With all of the great compounds found in this farm's soils mixed with skillful farm management, high productivity across this acreage is very common for the owner operator; corn yields commonly approach 300 bu/acre.

**Improvements:**

The primary home on the property is a Cleary built barndominium consisting of 2400 SqFt with a 900 SqFt, 2 bedroom 1 bath living space and a 1500 SqFt shop. The living space is made up of a kitchenette complete with all necessary appliances, a living room and 2 bedrooms, one equipped with bunk beds. The 3 bay 1500 SqFt heated shop provides room to store vehicles, equipment, and clean game. The entryway to the building is covered and partially wraps around the living quarters. To complete this functional improvement, there are over 4000 Sq. Ft. of concrete driveway space and additional parking. Spend the evenings relaxing under the porch and looking out over the farm.

**Recreation:**

Sheep Creek Farm and Hunt is an exceptional property that seamlessly blends agricultural productivity with unparalleled recreational opportunities. There is incredible waterfowl hunting and plenty of year around water for birds to use. With 5 in-ground pits, migrating birds such as ducks and geese can be hunted over the 3, 15 foot deep ponds throughout the property. The ponds are stocked with fish providing even more recreational opportunities. During the winter months when the ponds freeze over, which is rare, the 1.5 miles (+/-) of North Platte River becomes a magnet for all manner of waterfowl and the warm water sloughs and abundant feed on the property bring waterfowl in by the thousands.

The diverse habitat and expansive acreage also makes it a haven for upland birds, which are frequently spotted throughout the landscape. There is an abundance of deer, drawn to the property by its perfect combination of location, food, water, and cover. The wooded river bottom spans throughout the property presenting the opportunity for excellent turkey hunting. The current owner has meticulously planted 1100 trees on the river which only aids in the common presence of wildlife. During the warmer months, an angler would enjoy fishing for trout in Sheep Creek that runs along the property boundary. The 3 ponds that are great for waterfowl hunting also are the home to loads of mature rainbow trout. Whether you want to chase one species throughout the year, or hunt during every season, Sheep Creek Farm and Hunt has no shortage of recreation.

### **Agriculture:**

Across 11 adjoining parcels spanning 1046 +/- acres, the farming portion of Sheep Creek Farm and Hunt is second to none with its impressive 800 acres of preferred irrigation water rights, mostly class 2 loam soils, and new irrigation equipment. There are a total of 840 +/- tillable acres including 195 +/- acres of new alfalfa with yields in the 8-ton/acre range.

### **Water/Mineral Rights & Natural Resources:**

The water rights are truly exceptional across Sheep Creek Farm and Hunt. With 5 irrigation wells (1 other irrigation well that is decommissioned) producing between 1650 and 2000 gallons per minute, and 800 acres of differed water rights, there is no shortage of irrigation throughout the expansive property. A sizable portion of the acreage is irrigated by a Reinke 16 tower pivot that can run up to 2800 GPM that is currently run at 2200 GPM. Parcel #10 has a new Reinke pivot with a sweep as well.

### **Region & Climate:**

Morrill, Nebraska, is situated in the western part of the state, near the Wyoming border. It lies within the North Platte River Valley, surrounded by expansive plains and scenic landscapes. The region experiences a semi-arid climate, characterized by hot summers and cold winters. Summers in Morrill are typically warm, with average temperatures ranging from the 80s to the low 90s, while winters are cold, with temperatures often dropping below freezing. Precipitation is relatively average throughout the year, with most rainfall occurring in the spring and early summer months. Morrill County receives 17 inches of rain, on average, along with 38 inches of snow per year. The area's climate and geography make it well-suited for agriculture, with farming and ranching being significant economic activities in the region.

### **History:**

Morrill, Nebraska, has a history rooted in the settlement of the American West during the late 19th century. The town was founded in 1886, named after Charles H. Morrill, a former Nebraska senator. Originally established as a railroad town along the Union Pacific Railroad line, Morrill quickly became a center for agriculture and commerce in the region. Throughout its history, agriculture has been the backbone of Morrill's economy, with farming and ranching playing a

significant role in shaping the community. The town's fertile land and access to irrigation from the nearby North Platte River Valley have made it an ideal location for agricultural production. Over the years, Morill has evolved into a tight-knit community, with residents proud of their town's heritage and traditions. While the town has experienced changes and challenges over time, it remains a vibrant and resilient community, with a strong sense of pride in its history and identity.

Horse Creek flows into the North Platte River which is a big historical part of this property. Horse Creek is known for "The Horse Creek Treaty " that was an agreement between the U.S. government and various Native American tribes, particularly the Oglala Sioux, signed in 1851. This treaty established a reservation for the Oglala Sioux along Horse Creek in Nebraska, but it was never fully ratified by Congress. Over time, the terms of the treaty were largely ignored, leading to further conflicts and displacement of Native American tribes in the region. The Horse Creek Treaty left a historical footprint on Sheep Creek Farm and Hunt which was once a home / base camp to the Oglala Sioux tribe. Throughout the time the current owner has owned the property, many artifacts have been discovered throughout the property. With the amount of time the tribe spent on this property and in the area, there is opportunity for continued findings of rare artifacts dating back to the mid 1800's.

**Sheep Creek Farm and Hunt Parcels**  
**1046 +/- Acres - Brad Foos**

**Parcel 1 and 2:**

**Bradley Lynn Foos (47.77 acres)**

**Legal:** Accr (Attached To Gl 1 2 In Sec 20) 29 23 57 (47.77)

**Parcel #:** 010000725

**Parcel 3 and 15:**

**Bradley Lynn Foos (31.46 acres)**

**Legal:** Pt Gl 1, 2 & Accr 20 23 57 (31.46)

**Parcel #:** 010011188

**Parcel 4:**

**Bradley Lynn Foos (77.99 acres)**

**Legal:** Accr Attached To Gl 1 4, 20 23 57 (77.99)

**Parcel #:** 010011161

**Parcel 5:**

**Bradley Lynn Foos (10.06 acres)**

**Legal:** Pt Ne Ne, Pt Gl 1 & Accr 19 23 57 (10.06)

**Parcel #:** 010000724

**Parcel 6:**

**Bradley Lynn Foos (9.25 acres)**

**Legal:** Pt Gl 1 & Accr, 19 23 57 (9.26)

**Parcel #:** 010000723

**Parcel 7 and 8:**

**Bradley Lynn Foos (220.8 acres)**

**Legal:** Pt Nw, Pt E1/2, Pt Gl 2, Gl 3, 4 & Accr 20 23 57 (220.78)

**Parcel #:** 010000245

**Parcel 9 and 10:**

**Bradley Lynn Foos (204.4 acres)**

**Legal:** Pt Ne, Pt N1/2 Se, Smpt Ne Se, Smpt Ne Sw, Pt Nw 20 23 57 (204.37)

**Parcel #:** 010280901

**Parcel 11:**

**Byfoos LLC (156.5 acres)**

**Legal:** Pt S1/2 S1/2 21 23 57 (156.46)

**Parcel #:** 010011218

**Parcel 12:**

**Byfoos LLC (56.23 acres)**

**Legal: Pt Nw Se, S1/2 Ne Se, Pt Sw Ne 21 23 57 (56.23)**

**Parcel #: 010011226**

**Parcel 13:**

**Byfoos LLC (246.2 acres)**

**Legal: Nw, N1/2 Sw 21 23 57 (246.17)**

**Parcel #: 010011196**

**Parcel 14:**

**Bradley Lynn Foos (0.61 acres)**

**Legal: Accr (Attached To Gl 3 In Sec 20), 29 23 57 (.61)**

**Parcel #: 010000726**

## **Sheep Creek Farm and Hunt Well Information:**

**Registration #:** G-187149  
**Well ID:** 257019  
**Status:** Active Registered Well  
**Well Use:** Domestic  
**Pump Rate:** 50  
**Pump Total Depth:** 96Ft

**Registration #:** G-006894  
**Well ID:** 11151  
**Status:** Decommissioned Well  
**Well Use:** Irrigation  
**Acres:** 120  
**Pump Rate:** 2000  
**Pump Total Depth:** 50Ft

**Registration #:** G-006895  
**Well ID:** 11152  
**Status:** Active Registered Well  
**Well Use:** Irrigation  
**Acres:** 182  
**Pump Rate:** 1,000  
**Pump Total Depth:** 53Ft

**Registration #:** G-033839  
**Well ID:** 40871  
**Status:** Active Registered Well  
**Well Use:** Irrigation  
**Acres:** 222  
**Pump Rate:** 1,500  
**Pump Total Depth:** 55Ft

**Registration #:** G-006895  
**Well ID:** 11153  
**Status:** Active Registered Well  
**Well Use:** Irrigation  
**Acres:** 222  
**Pump Rate:** 1,600  
**Pump Total Depth:** 70

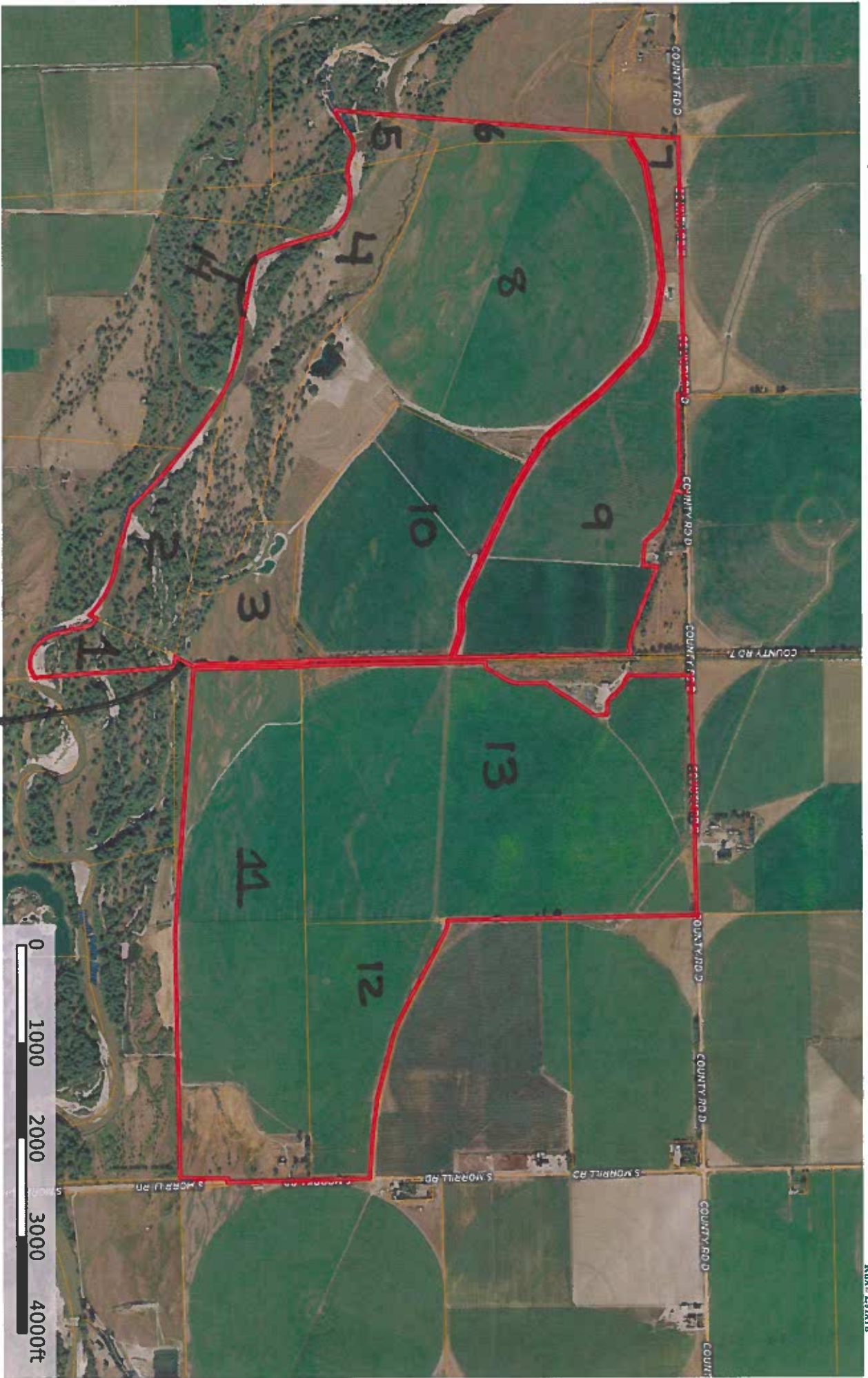
**Registration #:** G-006896  
**Well ID:** 11154  
**Status:** Active Registered Well  
**Well Use:** Irrigation  
**Acres:** 222  
**Pump Rate:** 1,500  
**Pump Total Depth:** 60Ft

**Registration #:** A-006446  
**Well ID:** 1620  
**Status:** Decommissioned Well  
**Well Use:** Irrigation  
**Acres:** 61  
**Pump Rate:** N/A  
**Pump Total Depth:** N/A

**Registration #:** A-006446  
**Well ID:** 1621  
**Status:** Active Registered Well  
**Well Use:** Irrigation  
**Acres:** 352.70  
**Pump Rate:** 2,000  
**Pump Total Depth:** 81



**Brad Foos**  
Scotts Bluff County, Nebraska, 1046 AC +/-



Boundary

Hayden marks  
P: 970-674-1919  
@haydenoutdoors.com  
www.haydenoutdoors.com

501 Main St #A, Windsor CO 80550



The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services may not be responsible for any omissions or inaccuracies.

**SCOTTS BLUFF COUNTY**  
Real Estate Breakdown Report

Parcel ID: 010000725 1+2  
 Owner: FOOSBRADLEY LYNN  
 PO BOX 720  
 WINDSOR, CO 80550  
 Legal: ACCR (ATTACHED TO GL 1-2 IN SEC 20)  
 29-23-57 (47 77)  
 S-T-R: 29-23-57 Acres: 47.770  
 Card File: Silus

County Area: 2 AREA 2 AGLAND  
 Neighborhood: 2 AREA 2 AGLAND  
 Location / Group: 10 10 RURAL AG  
 Valuation / Group: 0 N/A  
 District: 18 11F  
 School: 79-0011  
 Class Code: 02-05-05-03-00-09  
 State GEO: 1663-29-0-00000-000-0005  
 Cadastrial: 1663-29-100-001  
 Book / Page: 2018 / 04008  
 Sale Date: 09/08/2018  
 Sale Amount: 1,300,000  
 Value: Buildings, Improvement, Land/Lots, Total  
 Market Land: 5,970  
 Previous: 0, 0, 5,970, 5,970  
 Current: 0, 0, 6,945, 6,945

Soil	Use	LCGL VG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
8495	GRAS	600	FL GOTHENBURG SOILS. FAEO	600 WASTE	N	39.010	150	5,850	0	150	5,850	0
9999	GRAS	9999	WATER	WATER	N	8.760	125	1,095	0	125	1,095	0
						47.770		6,945			6,945	
						Land Total	47.770	6,945			6,945	

Milestones	Year	Statement	District	Owner Name	Building	Land	Other	Total	Exempt	Taxable	Total Tax	Penalty Tax
				FOOSBRADLEY LYNN	0	5,970	0	5,970	4,777	4,777	95,22	0
	2023	5363	18		0	4,777	0	4,777	0	4,777	78.86	0
	2022	5340	18		0	4,777	0	4,777	0	4,777	78.92	0
	2021	5340	18		0	4,777	0	4,777	0	4,777	79.56	0
	2020	5333	18		0	4,777	0	4,777	0	4,777		0

SCOTTS BLUFF COUNTY  
Real Estate Breakdown Report

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Parcel ID	01001188	3+15	Legal	PT GL 1, 2 & ACCR 20-23-57 (31.46)	Card File	Situs
Owner	FOOSBRADLEY LYNN PO BOX 720 WINDSOR, CO 80550		S-T-R: 20-23-57	Acres: 31.460		

County Area	2	AREA 2 AGLAND	Class Code	02-05-05-03-00-08	Value	Buildings	0	Current	0
Neighborhood	2	AREA 2 AGLAND	State GEO	1653-20-0-00000-000-0003	Improvement	0	0	0	0
Location / Group	10	10 RURAL AG	Cadastral	1653-20-400-002	Land / Lots	10.160	10.160	10.465	10.465
Valuation / Group	0	N/A	Book / Page	2018 / 04008	Total	10.160	10.160	10.465	10.465
District	26	11FD	Sale Date	09/06/2018	Market Land	10.160	10.160	10.465	10.465
School	79-0011		Sale Amount	1,300,000					

Date Added Notes

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1180	GRAS	3G	LAS ANIMAS FINE SANDY LOA	3G	N	9.320	450	4,195	0	450	4,195	0
1890	GRAS	4G1	VALENT & DWYER FINE SANDS	4G1	N	0.180	450	80	0	450	80	0
5661	GRAS	1G1	MCGHEW LOAM	1G1	N	9.650	450	4,345	0	450	4,345	0
8495	GRAS	600	GOTTHENBURG SOILS, FREQ FL	600 WASTE	N	12.310	150	1,845	0	150	1,845	0
						31.460		10,465			10,465	
						Land Total	31.460	10,465			10,465	

Milestone	Year	Statement	District	Owner Name	Building	Other	Land	Exempt	Total	Exempt	Taxable	Penalty Tax
				FOOSBRADLEY LYNN	0	0	7,837	0	7,837	0	7,837	0
	2023	5356	26		0	0	10,160	0	10,160	0	162,78	0
	2022	5343	26		0	0	7,837	0	7,837	0	129,98	0
	2021	5343	26		0	0	7,837	0	7,837	0	130,06	0
	2020	5336	26		0	0	7,889	0	7,889	0	132,00	0
	2019	5293	26		0	0	9,660	0	9,660	0	161,34	0
	2018	5253	26		0	0	9,660	0	9,660	0	162,88	0
	2017	18586	26		0	0	9,660	0	9,660	0	163,56	0
	2016	18672	26		0	0	9,660	0	9,660	0	165,50	0
	2015	18637	26		0	0	9,030	0	9,030	0	153,28	0
	2014	18544	26		0	0	7,235	0	7,235	0	123,96	0
	2013	18519	26		0	0	6,145	0	6,145	0	103,98	0
	2012	100111	26		0	0	6,145	0	6,145	0	102,24	0
	2011	7575	26		0	0	6,145	0	6,145	0	103,72	0
	2010	8154	26		0	0	6,495	0	6,495	0	110,90	0
	2009	8550	26		0	0	7,415	0	7,415	0	123,88	0
	2008	9259	26		0	0	5,965	0	5,965	0	99,78	0

Year	Statement	District	Building	Other	Land	Exempt	Total	Exempt	Taxable	Penalty Tax
2022-09-15 09:25:53 AM			0	0	7,837	0	7,837	0	7,837	0
2023	5356	26	0	0	10,160	0	10,160	0	162,78	0
2022	5343	26	0	0	7,837	0	7,837	0	129,98	0
2021	5343	26	0	0	7,837	0	7,837	0	130,06	0
2020	5336	26	0	0	7,889	0	7,889	0	132,00	0
2019	5293	26	0	0	9,660	0	9,660	0	161,34	0
2018	5253	26	0	0	9,660	0	9,660	0	162,88	0
2017	18586	26	0	0	9,660	0	9,660	0	163,56	0
2016	18672	26	0	0	9,660	0	9,660	0	165,50	0
2015	18637	26	0	0	9,030	0	9,030	0	153,28	0
2014	18544	26	0	0	7,235	0	7,235	0	123,96	0
2013	18519	26	0	0	6,145	0	6,145	0	103,98	0
2012	100111	26	0	0	6,145	0	6,145	0	102,24	0
2011	7575	26	0	0	6,145	0	6,145	0	103,72	0
2010	8154	26	0	0	6,495	0	6,495	0	110,90	0
2009	8550	26	0	0	7,415	0	7,415	0	123,88	0
2008	9259	26	0	0	5,965	0	5,965	0	99,78	0

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Parcel ID 010011188 **S+VS**  
 Cadastrial ID 1663-20-400-002  
 PAD Class Code 02-05-05-03-00-08  
 State GEO 1663-20-0-00000-000-0003  
 Owner  
 FOOS/BRADLEY LYNN  
 PO BOX 720  
 WINDSOR, CO 80550  
 Situs

Neighborhood 2 - AREA 2 AGLAND  
 District 26 - 11FD  
 Legal  
 PT GL 1, 2 & ACCR 20-23-57 (31.46)

(14476) Primary Image

Sketch Image

Property Valuation

Residential Information

Marshall & Swift Cost Approach

0/114 (06/2019)

Buildings	0
Improvement	0
Land/Lot	10,465
Total	10,465

Type	Quality	Condition	Base/Total	Area of Slab	Area of Crawl	Fixture/Roughin	Bed/Bathroom	Basement Area
	.00 -	.00 -	0 / 0	0	0	0 / 0	0 / 0	0

Year/Effective Age	0/114
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Review Information

04/15/2020 Entered PTMYF  
 04/01/2017 Entered PTMYF  
 10/04/2016 Entered LO  
 06/02/2008 Inspect MLIN  
 Entered

Entered

Entered

12/01/2015 1663-20-0-00000-000-0003-



SCOTTS BLUFF COUNTY  
Real Estate Breakdown Report

Parcel ID	0100111614	Legal	ACCR ATTACHED TO GL 1-4 20-23-57 (77.89) S:T:R: 20-23-57 Acres: 77.980	Card File	Situs
Owner	FOOS/BRADLEY LYNN PO BOX 720 WINDSOR, CO 80550				
County Area	2	Class Code	02-05-05-03-00-09	Value	10,505
Neighborhood	2	State GEO	1683-20-0-00000-000-0002	Buildings	0
Location / Group	10	Cadastral	1683-20-300-001	Improvement	0
Valuation / Group	0	Book / Page	2018 / 04008	Land / Lots	10,505
District	18	Sale Date	09/06/2018	Total	10,505
School	79-0011	Sale Amount	1,300,000	Market Land	10,505
					12,245

Date Added	Notes	Soil	Use	LC/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
12/01/2015	1683-20-0-00000-000-0002-													
8495	IRRG	4A	FL	FL	GOTHENBURG SOILS, FREQ	4A	N	0.100	1,850	185	0	1,850	185	0
8495	GRAS	600	FL	FL	GOTHENBURG SOILS, FREQ	600 WASTE	N	68.980	150	10,345	0	150	10,345	10
9983	GRAS	4G	FL	FL	GRAVEL PIT	4G	N	1.840	450	830	0	450	830	10
9999	GRAS	9999	FL	FL	WATER	WATER	N	7.070	125	885	0	125	885	0
								77.890		12,060			12,060	
								Land Total	77.990	12,245			12,245	

Year	Statement	District	Owner Name	Building	Other	Land	Exempt	Total	Exempt	Total Tax	Penalty Tax	Amount
2022-09-15 08:25:53 AM			FOOS/BRADLEY LYNN	0	0	8,395	0	8,395	0	167.56	0	167.56
2023	5355	18		0	0	10,505	0	10,505	0	138.58	0	138.58
2022	5342	18		0	0	8,395	0	8,395	0	139.82	0	139.82
2021	5342	18		0	0	8,403	0	8,403	0	826.98	0	826.98
2020	5335	18		0	0	8,403	0	8,403	0	834.98	0	834.98
2019	5292	18		0	0	49,750	0	49,750	0	838.46	0	838.46
2018	5252	18		0	0	49,750	0	49,750	0	848.40	0	848.40
2017	18585	18		0	0	49,750	0	49,750	0	785.66	0	785.66
2016	18671	18		0	0	46,500	0	46,500	0	570.30	0	570.30
2015	18636	18		0	0	39,675	0	39,675	0	548.38	0	548.38
2014	18543	18		0	0	33,125	0	33,125	0	446.44	0	446.44
2013	18518	18		0	0	25,850	0	25,850	0	517.52	0	517.52
2012	100111	18		0	0	26,275	0	26,275	0	395.74	0	395.74
2011	7696	18		0	0	31,125	0	31,125	0		0	
2010	8283	18		0	0	23,775	0	23,775	0		0	
2009	8685	18		0	0		0		0		0	
2008	9411	18		0	0		0		0		0	

**SCOTTS BLUFF COUNTY**  
Appraisal Property Record Card

Parcel ID 0100111614  
Cadastral ID 1863-20-300-001  
PAD Class Code 02-05-05-03-00-09  
State GEO 1863-20-0-00000-000-0002  
Owner FOOS/BRADLEY LYNN  
PO BOX 720  
WINDSOR, CO 80550  
Status

Neighborhood 2 - AREA 2 AGLAND  
District 18 - 11F  
Legal ACCR ATTACHED TO GL 1-4, 20-23-57  
(77.99)

**Property Valuation**

Buildings	0
Improvement	0
Land/Lot	12,245
Total	12,245

**Review Information**

04/15/2020	Entered	PTMYF
04/01/2017	Entered	PTMYF
10/04/2016	Entered	LO
08/02/2008	Inspect	MLN

**Date Added Notes**  
12/01/2015 1863-20-0-00000-000-0002-

**Residential Information**

Type	Quality	Condition	Area of Slab	Area of Crawl	Fixture/Roughin	Bed/Bathroom	Basement Area
	.00-	.00-	0/0	0	0/0	0/0.0	0

**Marshall & Swift Cost Approach**

Year/Effective Age	0/14
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(14475) Primary Image

Sketch Image

(06/2019)

SCOTTS BLUFF COUNTY  
Real Estate Breakdown Report

www.mipsinc.com

Parcel ID 0100007245	Legal PT NE NE, PT GL 1 & ACCR 19-23-57 (10.06)	Card File Silus
Owner FOOS/BRADLEY LYNN PO BOX 720 WINDSOR, CO 80550	S-T-R: 19-23-57 Acres: 10.060	

County Area 2	AREA 2 AGLAND	Class Code 02-05-05-03-00-07	Value Buildings Improvement Land/Lots Total	Previous 0 0 1,260 1,260	Current 0 0 1,435 1,435
Neighborhood 10	AREA 2 AGLAND 10 RURAL AG	State GEO 1663-19-0-00000-000-0013			
Location / Group 0	N/A	Cadastral 2016 / 04008			
Valuation / Group 18	11F	Book / Page 09/06/2018			
District 79-0011		Sale Date 1,300,000	Market Land	1,260	1,435

Soil	Use	LCGL VG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
8495	GRAS	800	FL GOTHENBURG SOILS, FREQ	600 WASTE	N	7.030	150	1,055	0	150	1,055	0
9999	GRAS	9999	WATER	WATER	N	3.030	125	380	0	125	380	0
						10.060		1,435			1,435	
						Land Total	10.060	1,435			1,435	

Milestone	Year	Statement	District	Owner Name	Building	Other	Land	Exempt	Taxable	Total Tax	Penalty Tax
				FOOS/BRADLEY LYNN	0	0	1,260	0	1,260	20.10	0
	2023	5352	18		0	0	1,006	0	1,006	16.60	0
	2022	5339	18		0	0	1,006	0	1,006	16.62	0
	2021	5339	18		0	0	1,006	0	1,006	16.76	0
	2020	5332	18		0	0	1,006	0	1,006		0

SCOTTS BLUFF COUNTY  
Real Estate Breakdown Report

Parcel ID: 010000723  
 Owner: FOOSBRADLEY LYNN  
 PO BOX 720  
 WINDSOR, CO 80550  
 Legal: PT GL 1 & ACCR, 19-23-57 (9.26)  
 S-1-R: 19-23-57 Acres: 9.250  
 Card File: Situe

County Area	Neighborhood	Location / Group	Valuation / Group	District	School	Class Code	State GEO	Cadastral Book / Page	Sale Date	Sale Amount	Value	Buildings Improvement Land / Lots	Market Land	Assessed	Sub	Market/Acre	Market	Sub	Previous	Current
2	2	10	0	26	79-0011	02-05-05-03-00-06	1663-19-0-00000-000-0006	2018 / 04008	09/05/2018	1,300,000	8,140	0	8,140	3,125	0	1,850	3,125	0	0	0
AREA 2 AGLAND	AREA 2 AGLAND	10 RURAL AG	N/A	11FD																

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1008	IRRG	3A	BANKARD LOAMY FINE SAND	3A	N	1.690	1,850	3,125	0	1,850	3,125	0
5660	IRRG	2A1	W MCGREW FINE SANDY LOAM	2A1	N	0.520	2,725	1,415	0	2,725	1,415	0
5674	IRRG	2A	YOCKEY FINE SANDY LOAM	2A	N	0.780	2,200	1,715	0	2,200	1,715	0
8495	IRRG	4A	FL GOTHENBURG SOILS, FREQ	4A	N	0.720	1,850	1,330	0	1,850	1,330	0
						3.710		7,585			7,585	

1008	GRAS	4G1	W BANKARD LOAMY FINE SAND <th>4G1</th> <th>N</th> <th>0.560 <th>450 <th>250 <th>0 <th>450 <th>250 <th>0</th> </th></th></th></th></th></th>	4G1	N	0.560 <th>450 <th>250 <th>0 <th>450 <th>250 <th>0</th> </th></th></th></th></th>	450 <th>250 <th>0 <th>450 <th>250 <th>0</th> </th></th></th></th>	250 <th>0 <th>450 <th>250 <th>0</th> </th></th></th>	0 <th>450 <th>250 <th>0</th> </th></th>	450 <th>250 <th>0</th> </th>	250 <th>0</th>	0
5660	GRAS	1G1	W MCGREW FINE SANDY LOAM	1G1	N	1.260	450	565	0	450	565	0
5674	GRAS	2G	YOCKEY FINE SANDY LOAM	2G	N	0.440	450	200	0	450	200	0
5675	GRAS	2G	YOCKEY LOAM, OCC FLOODED	2G	N	0.560	450	250	0	450	250	0
8495	GRAS	600	FL GOTHENBURG SOILS, FREQ	600 WASTE	N	2.610	150	390	0	150	390	0
						5.430		1,655			1,655	

1600	CANAL	1600	CANALS	CANALS	N	0.110 <th>0 <th>0 <th>0 <th>0 <th>0 <th>0</th> </th></th></th></th></th>	0 <th>0 <th>0 <th>0 <th>0 <th>0</th> </th></th></th></th>	0 <th>0 <th>0 <th>0 <th>0</th> </th></th></th>	0 <th>0 <th>0 <th>0</th> </th></th>	0 <th>0 <th>0</th> </th>	0 <th>0</th>	0
						Land Total	9.250	9,240			9,240	

Milestone	2022-09-15 09:25:53 AM	Owner Name	FOOSBRADLEY LYNN	Building	0	Other	0	Building	0	Land	0	Total	0	Exempt	7,348	Land	0	Total	7,348	Exempt	0	Total	7,348	Penalty Tax	0
Year	Statement	District		Building		Other		Land		Total		Exempt		Taxable		Total		Exempt		Taxable		Penalty Tax			
2023	5351	26		0		0		8,140		8,140		0		8,140		130.42		0		130.42		0			
2022	5338	28		0		0		7,348		7,348		0		7,348		121.86		0		121.86		0			
2021	5338	28		0		0		7,685		7,685		0		7,685		127.54		0		127.54		0			
2020	5331	26		0		0		7,685		7,685		0		7,685		128.60		0		128.60		0			



SCOTTS BLUFF COUNTY  
Real Estate Breakdown Report

Parcel ID: 010000245 **1+8**  
 Owner: FOOS/RADLEY LYNN  
 PO BOX 720  
 WINDSOR, CO 80550  
 Legal: PT NW, PT E1/2, PT GL 2, GL 3, 4 & ACCR  
 20-23-57 (220.78)  
 S-1-R: 20-23-57 Acres: 220.780  
 Card File: Siltus  
 60355 CR D

County Area: 2 AREA 2 AGLAND  
 Neighborhood: 2 AREA 2 AGLAND  
 Location / Group: 10 RURAL AG  
 Valuation / Group: 0 N/A  
 District: 26 11FD  
 School: 79-0011  
 Class Code: 01-05-05-03-00-10  
 State GEO: 1663-20-0-00000-000-0001  
 Cadastrial: 1663-20-200-002  
 Book / Page: 2018 / 04008  
 Sale Date: 09/06/2018  
 Sale Amount: 1,300,000  
 Value: Buildings 378,365  
 Improvement 675  
 Land / Lots 354,250  
 Total 733,290  
 Market Land 354,250  
 Previous 378,365  
 675  
 354,250  
 733,290  
 354,250  
 Current 378,365  
 675  
 418,255  
 797,295  
 418,255

Tax Year: 2020  
 Growth Type: 01 Single Family  
 Description: HUNTING LODGE  
 Amount: 280,270  
 Permit No.: 3335  
 Type: 03 New-Const

Soil	Use	LCGLVG	Soil Description	LVG Description	Amount	Permit No.	Type	Description	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1008	IRRG	3A	BANKARD LOAMY FINE SAND W	3A	280,270	3335	03 New-Const	HUNTING LODGE	44.490	1,850	82,305	0	1,850	82,305	10
1880	IRRG	4A	VALENT & DWYER FINE SANDS	4A					13,640	1,850	25,235	0	1,850	25,235	10
5660	IRRG	2A1	MCGREW FINE SANDY LOAM	2A1					27,170	2,725	74,040	0	2,725	74,040	10
5661	IRRG	2A1	MCGREW LOAM	2A1					44,820	2,725	122,405	0	2,725	122,405	10
5674	IRRG	2A	YOCKEY FINE SANDY LOAM	2A					0,120	2,200	265	0	2,200	265	10
5675	IRRG	2A	YOCKEY LOAM, OCC FLOODED	2A					16,490	2,200	36,280	0	2,200	36,280	10
8495	IRRG	4A	GOTHEBURG SOILS, FREQ FL	4A					10,440	1,850	19,315	0	1,850	19,315	0
					157,270						359,845			359,845	
1008	GRAS	4G1	BANKARD LOAMY FINE SAND W	4G1					10,890	450	4,900	0	450	4,900	10
1180	GRAS	3G	LAS ANIMAS FINE SANDY LOA	3G					1,010	450	455	0	450	455	10
1880	GRAS	4G1	VALENT & DWYER FINE SANDS	4G1					6,450	450	2,905	0	450	2,905	10
2302	GRAS	3G	MCCOOK LOAM, RARELY FLOOD	3G					2,100	450	945	0	450	945	10
5660	GRAS	1G1	MCGREW FINE SANDY LOAM	1G1					2,100	450	945	0	450	945	10
5661	GRAS	1G1	MCGREW LOAM	1G1					5,440	450	2,450	0	450	2,450	10
5674	GRAS	2G	YOCKEY FINE SANDY LOAM	2G					3,680	450	1,655	0	450	1,655	10
5675	GRAS	2G	YOCKEY LOAM, OCC FLOODED	2G					10,710	450	4,820	0	450	4,820	10
8495	GRAS	600	GOTHEBURG SOILS, FREQ FL	600 WASTE					9,900	150	1,485	0	150	1,485	0
9983	GRAS	4G	GRAVEL PIT	4G					5,820	450	2,620	0	450	2,620	0
					58,100						23,180			23,180	
9983	WATER	9999	GRAVEL PIT	WATER					1,830	125	230	0	125	230	0
900	900	900	COMMERCIAL SITE	900 COMMERCIAL SITE					1,000	25,000	25,000	0	25,000	25,000	0
901	901	901	COMMERCIAL SITE 2	901 COMMERCIAL SITE 2					1,000	10,000	10,000	0	10,000	10,000	0
1600	CANAL	1600	CANALS	CANALS					0,010	0	0	0	0	0	0
1500	ROAD	1500	ROADS	1500 ROAD					1,570	0	0	0	0	0	10
					Land Total				220.780		418,255			418,255	

**SCOTTS BLUFF COUNTY**  
Real Estate Breakdown Report

Parcel ID	010000245	7+8	Owner	FOOS/BRADLEY LYNN	Legal	PT NW, PT E1/2, PT GL 2, GL 3, 4 & ACCR 20-23-57	Amount		
Sale Date	Book	Page	Extend	Ownership History	Other	Land	Total	Exempt	Taxable
Milestones									
2022-09-15 09:25:53 AM									
Year	Statement	District	FOOS/BRADLEY LYNN	Building	Land	Other	Total	Exempt	Taxable
2023	5350	26	376,365	675	354,250	733,290	733,290	11,841.52	0
2022	5337	26	280,270	500	330,837	611,607	611,607	10,210.18	0
2021	5337	26	280,270	500	345,554	626,324	626,324	10,462.48	0
2020	5330	26	280,270	500	345,554	626,324	626,324	10,544.86	0
2019	5291	26	0	0	339,896	339,896	339,896	5,677.26	0
2018	5281	26	0	0	339,896	339,896	339,896	5,731.24	0
2017	18563	26	0	0	343,871	343,871	343,871	5,822.46	0

Parcel ID 010000245  
 Cadastrial ID 1663-20-200-002  
 PAD Class Code 01-05-05-03-00-10  
 State GEO 1663-20-0-00000-000-0001  
 Owner  
 FOOS/BRADLEY LYNN  
 P.O. BOX 720  
 WINDSOR, CO 80550  
 Situs  
 60355 CR D  
 Neighborhood 2 - AREA 2 AGLAND  
 District 26 - 11FD  
 Legal  
 PT NW, PT E1/2, PT GL 2, GL 3, 4 & ACCR  
 20-23-57 (220.78)

Property Valuation		Residential Information		Marshall & Swift Cost Approach	
Buildings	378,365	Type	.00 -	Year/Effective Age	0/0
Improvement	675	Condition	.00 -		
Land/Lot	23,850	Base/Total	0/0		
Total	402,890	Area of Slab	0		
Review Information		Area of Crawl	0		
07/27/2022	Desktop	Fixture/Roughin	0/0		
04/15/2020	Entered	Bed/Bathroom	0/0.0		
01/14/2020	Inspect	Basement Area	0		
	JW				
	PTMYF				
	TVI				
	BW				

(22726)

Primary Image

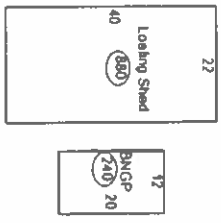
Sketch Image

Marshall & Swift Cost Approach

0/0

(06/2019)

Parcel ID 010000245 **7+8** (22726)  
 Cadastrial ID 1663-20-200-002  
 PAD Class Code 01-05-05-03-00-10  
 State GEO 1663-20-0-00000-000-0001  
 Owner  
 FOOS/BRADLEY LYNN  
 PO BOX 720  
 WINDSOR, CO 80550  
 Situs  
 60355 CR D  
 Neighborhood 2 - AREA 2 AGLAND  
 District 26 - 11FD  
 Legal  
 PT NW, PT E1/2, PT GL 2, GL 3, 4 & ACCR  
 20-23-57 (220.78)



Seq	Description	Class	Qual	Cond	Year	Est Age	Dimensions	Floor	Roofing	Total Units
1	BNGP - Barn, General Purpose Building Components	D	3.00	1.00	1950	73	20 x 12 x 8	Concrete	Metal	240
2	LOAF - Loading Shed Building Components	D	3.00	2.00	1920	100	40 x 22 x 6	Dirt	Metal	880

**SCOTTS BLUFF COUNTY**  
Appraisal Property Record Card

Parcel ID 010000245 **1+8** (22710)

Cadastral ID 1663-20-200-002

PAD Class Code 01-05-05-03-00-10

State GEO 1663-20-0-00000-000-0001

Owner  
FOOS/BRADLEY LYNN

PO BOX 720

WINDSOR, CO 80550

Site  
60355 CR D

Neighborhood 2 - AREA 2 AGLAND

District 26 - 11FD

Legal  
PT NW, PT E1/2, PT GL 2, GL 3, 4 & ACCR  
20-23-57 (220 78)



**Primary Image Information**

Image ID 1

Image Date 10/08/2019

File Name DSCF8425.jpg

Description DSCF8425.JPG

**Marshall & Swift Cost Approach**

(07/2014)

**Income Approach**

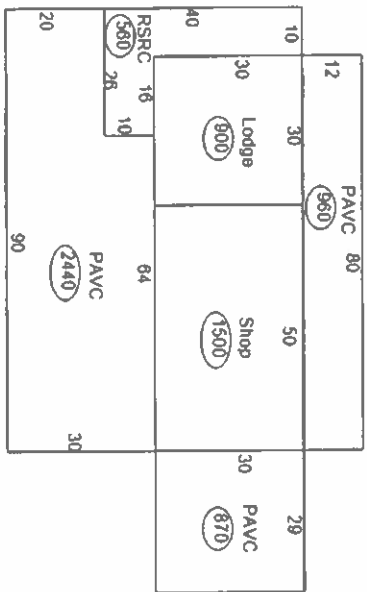
Property Valuation	
Valuation Method	Cost Approach
Improvement	379,040
Land/Lot	394,605
<b>Total</b>	<b>773,645</b>

Review Information			
07/27/2022	Desktop	JW	PTMY
04/15/2020	Entered	PTMYF	
09/30/2019	Inspecl	ALD AS	BP

Income Approach	

**SCOTTS BLUFF COUNTY**  
Appraisal Sketch

Parcel ID 010000245 (22710)  
 Owner FOOS/BRADLEY LYNN  
 Situs 80355 CR D  
 Neighborhood 2 - AREA 2 AGLAND  
 Legal PT NW, PT E1/2, PT GL 2, GL 3, 4 & ACCR 20-23-57 (220.78)  
 Cadastrial ID 1663-20-200-002  
 PAD Class Code 01-05-05-03-00-10  
 State GEO 1663-20-0-00000-000-0001



Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	Lodge	900	1.00	900
2	COMM	RSRC	560	1.00	560
3	COMM	PAVC	2,440	1.00	2,440
4	COMM	PAVC	960	1.00	960
5	COMM	PAVC	870	1.00	870
6	COMM	Shop	1,500	1.00	1,500
<b>Total Building Area</b>			<b>7,230</b>		<b>7,230</b>

**SCOTTS BLUFF COUNTY**  
Appraisal Building

Parcel ID 010000245 **748** (22710)  
 Cadastral ID 1663-20-200-002  
 PAD Class Code 01-05-05-03-00-10  
 State GEO 1663-20-0-00000-000-0001  
 Owner  
 FOOS/BRADLEY LYNN  
 PO BOX 720  
 WINDSOR, CO 80550  
 Situs  
 60355 CR D  
 Neighborhood 2 - AREA 2 AGLAND  
 District 26 - 11FD  
 Legal  
 PT NW, PT E1/2, PT GL 2, GL 3, 4 & ACCR  
 20-23-57 (220.78)

Building Image Information	
Image ID	0
Image Date	
File Name	
Description	

Construction Class	D - Wood or steel framed exterior walls
Rank	2 50 - Plus 0.5
Condition	3.00 - Average
Exterior Wall	100 % - Stud - Metal Siding
Heating/Cooling	100 % - Warmed and Cooled Air
Roof Type	Gable
Roof Cover	Metal

Marshall & Swift Cost Approach	
Appraisal Zone	1002
Zone Description	2019 Site Improvements
Manual Date	(07/2014)
Basement Area	0
Basement Levels	0
Basement Finish	
Finish Code - 1	0
Finish Code - 2	0
Finish Area - 2	0

**Building Date**  
 Building ID 1  
 Sequence 0  
 Occupancy 1 537 - Lodge 40 %  
 Occupancy 2 470 - Equipment (Shop) Building 60 %  
 Occupancy 3  
 Total Floor Area 2,400  
 Average Perimeter 220  
 Number of Stories 1  
 Average Wall Height 14.00  
 Year Built 2019  
 Effective Age 0

Year In Size	
Code	Description
RSRC	Raised Slab w/Roof & Ceiling
PAVC	Concrete Paving
PAVC	Concrete Paving
PAVC	Concrete Paving
VNLF	VINYL FENCE 4-6'
SIFP	Single 1-Story Fireplace

Year In Size	
Code	Description
RSRC	Raised Slab w/Roof & Ceiling
PAVC	Concrete Paving
PAVC	Concrete Paving
PAVC	Concrete Paving
VNLF	VINYL FENCE 4-6'
SIFP	Single 1-Story Fireplace

Code	Description	Year In Size	Units	Depreciation
RSRC	Raised Slab w/Roof & Ceiling	0 560	560	0.00%
PAVC	Concrete Paving	0 2440	2,440	0.00%
PAVC	Concrete Paving	0 960	960	0.00%
PAVC	Concrete Paving	0 870	870	0.00%
VNLF	VINYL FENCE 4-6'	0 1568	1,568	0.00%
SIFP	Single 1-Story Fireplace	0 1	1	0.00%

SCOTTS BLUFF COUNTY  
Real Estate Breakdown Report

Parcel ID 0102809019+10	Owner BYFOOS LLC PO BOX 720 WINDSOR, CO 80650	Legal PT NE 1/2 SE, SMP1 NE SE, SMP1 NE SW 1/4 NW 20-23-57 (204.37) S-1-R-20-23-57 Acres: 204.370	Card File Situe
County Area 2	AREA 2 AGLAND	Class Code 02-05-05-03-00-10	Value Buildings Improvement Land/Lots Total Market Land
Neighborhood 2	AREA 2 AGLAND	State GEO 1663-20-0-00000-000-0004	Previous 0 0 422,060 422,060 422,060
Location / Group 10	10 RURAL AG	Cadastral 1663-20-100-001	Current 0 0 494,010 494,010
Valuation / Group 0	N/A	Book / Page 2022 / 0748	
District 18	11F	Sale Date 02/01/2022	
School 79-0011		Sale Amount 2,300,000	

Date Added Notes  
12/01/2015 1663-20-0-00000-000-0004-

Soil	Use	LCGL/VG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1030	IRRG	1A	GLENBERG FINE SANDY LOAM	1A	N	3.250	2,725	8,855	0	2,725	8,855	0
1180	IRRG	2A	LAS ANIMAS FINE SANDY LOA	2A	N	55.170	2,200	121,375	0	2,200	121,375	0
1880	IRRG	4A	VALENT & DWYER FINE SANDS	4A	N	1,540	1,850	2,850	0	1,850	2,850	0
2302	IRRG	1A1	MCCOOK LOAM, RARELY FLOOD	1A1	N	95.620	2,750	262,955	0	2,750	262,955	0
5636	IRRG	1A	HAVERSON FINE SANDY LOAM,	1A	N	0.040	2,725	110	0	2,725	110	0
5661	IRRG	2A1	MCGREW LOAM	2A1	N	31.860	2,725	86,820	0	2,725	86,820	0
5675	IRRG	2A	YOCKEY LOAM, OCC FLOODED	2A	N	2.130	2,200	4,685	0	2,200	4,685	0
						<u>189.610</u>		<u>487,650</u>			<u>487,650</u>	
1030	GRAS	3G	GLENBERG FINE SANDY LOAM	3G	N	0.020	450	10	0	450	10	0
1180	GRAS	3G	LAS ANIMAS FINE SANDY LOA	3G	N	2.820	450	1,270	0	450	1,270	0
1549	GRAS	4G1	DAILEY AND VALENT LOAMY F	4G1	N	0.020	450	10	0	450	10	0
1880	GRAS	4G1	VALENT & DWYER FINE SANDS	4G1	N	0.800	450	360	0	450	360	0
2302	GRAS	3G	MCCOOK LOAM, RARELY FLOOD	3G	N	4.090	450	1,840	0	450	1,840	0
5636	GRAS	3G	HAVERSON FINE SANDY LOAM,	3G	N	0.210	450	95	0	450	95	0
5661	GRAS	1G1	MCGREW LOAM	1G1	N	4.900	450	2,205	0	450	2,205	0
5675	GRAS	2G	YOCKEY LOAM, OCC FLOODED	2G	N	1.270	450	570	0	450	570	0
						<u>14.130</u>		<u>6,360</u>			<u>6,360</u>	
1500	ROAD	1500	ROADS	1500 ROAD	N	0.630	0	0	0	0	0	0
						<u>Land Total 204.370</u>		<u>494,010</u>			<u>494,010</u>	

Sale Date	Book	Page	Extend	Ownership History	Building	Other	Land	Total	Exempt	Taxable	Amount
09/11/2003	2003	09102		MAXFIELD JRALESTER W	0	0	394,548	394,548	0	394,548	910,000
04/09/2002	2002	2595		WYOMING LAND & CATTLE-COMPANY VM FARMING & RANCHING LLC	0	0	394,548	394,548	0	394,548	700,000
Milestone											
2022-09-15 09:25:53 AM				BYFOOS LLC	0	0	394,548	394,548	0	394,548	0



**SCOTTS BLUFF COUNTY**  
Real Estate Breakdown Report

Parcel ID	010280901	QAVO	Owner	BYFOOS LLC	Legal	PT NE, PT N1/2 SE, SMP T NE SE, SMP T NE SW, PT NW 20-23-57 (204,37)				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2023	2465	18	0	0	422,060	422,060	0	422,060	6,732.40	0
2022	2452	18	0	0	394,548	394,548	0	394,548	6,513.06	0
2021	19165	18	0	0	415,599	415,599	0	415,599	6,865.44	0
2020	19120	18	0	0	416,372	416,372	0	416,372	6,934.60	0
2019	19073	18	0	0	423,518	423,518	0	423,518	7,040.06	0
2018	19011	18	0	0	423,518	423,518	0	423,518	7,108.16	0
2017	18997	18	0	0	432,119	432,119	0	432,119	7,282.78	0
2016	19099	18	0	0	432,119	432,119	0	432,119	7,369.04	0
2015	19059	18	0	0	424,107	424,107	0	424,107	7,165.84	0
2014	18960	18	0	0	384,222	384,222	0	384,222	6,554.06	0
2013	18937	18	0	0	311,101	311,101	0	311,101	5,237.54	0
2012	102809	18	0	0	292,962	292,962	0	292,962	4,849.88	0
2011	7818	18	0	0	223,666	223,666	0	223,666	3,755.84	0
2010	8419	18	0	0	201,227	201,227	0	201,227	3,419.10	0
2009	8828	18	0	0	176,797	176,797	0	176,797	2,939.84	0
2006	9568	18	0	15,170	170,285	185,455	0	185,455	3,086.98	0

Parcel ID 010280801 9+10 (14477)  
 Cadastral ID 1663-20-100-001  
 PAD Class Code 02-05-05-03-00-10  
 State GEO 1663-20-0-00000-000-0004  
 Owner BYFOOS LLC  
 PO BOX 720  
 WINDSOR, CO 80550  
 Situs  
 Neighborhood 2 - AREA 2 AGLAND  
 District 18 - 11F  
 Legal  
 PT NE, PT N1/2 SE, SMPT NE SE, SMPT NE SW, PT NW 20-23-57 (204.37)

Property Valuation		Residential Information		Marshal & Swift Cost Approach
Buildings	0	Type		Year/Effective Age
Improvement	0	Quality	.00 -	0/14 (06/2019)
Land/Lot	494,010	Condition	.00 -	
Total	494,010	Base/Total	0 / 0	
Review Information		Area of Slab	0	
04/15/2020	Entered	Area of Crawl	0	
04/01/2017	Entered	Fixture/Roughin	0 / 0	
10/04/2016	Entered	Bed/Bathroom	0 / 0 0	
06/02/2008	Inspect	Basement Area	0	
Date Added Notes				
12/01/2015 1663-20-0-00000-000-0004-				



SCOTTS BLUFF COUNTY  
Real Estate Breakdown Report

Parcel ID 010011218	Legal PT S1/2 S1/2 21-23-57 (156.46) S-T-R-21-23-57 Acres: 156.460	Card File Situa 40786 SOUTH MORRILL RD
Owner BYFOOS LLC PO BOX 720 WINDSOR, CO 80550		
County Area 2	Area 2 AGLAND	Value Buildings Improvement Land / Lots Total Market Land
Neighborhood 10	AREA 2 AGLAND 10 RURAL AG	5,850 1,175 285,205 292,230 285,205
Valuation / Group 0	N/A	285,205
District 26	11FD	292,230
School 79-0011	Safe Date 2,300,000	369,220 362,195

Date Added	Note	Use	LC/L/VG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sud	Market/Acre	Market	Sub
12/01/2015	1663-21-0-00000-000-0005-	IRRG	2A1	LAS ANIMAS LOAM, OCCASION	2A1	N	11.030	2,725	30,055	0	2,725	30,055	0
1182		IRRG	2A1	LAS ANIMAS LOAM, OCCASION	2A1	N	0.620	2,750	1,705	0	2,750	1,705	0
2302		IRRG	1A1	MCCOOK LOAM, RARELY FLOOD	1A1	N	0.060	1,850	110	0	1,850	110	0
5632		IRRG	3A	PLATTE SOILS, OCCASIONAL	3A	N	107.270	2,725	292,310	0	2,725	292,310	0
5661		IRRG	2A1	MCGREW LOAM	2A1	N	7.540	2,200	16,590	0	2,200	16,590	0
5675		IRRG	2A	YOCKEY LOAM, OCC FLOODED	2A	N	2.740	1,850	5,070	0	1,850	5,070	0
8495		IRRG	4A	GOTTHENBURG SOILS, FREQ FL	4A	N	129.260	345,840	345,840	0	345,840	50	0
1182		GRAS	3G	LAS ANIMAS LOAM, OCCASION	3G	N	0.110	450	50	0	450	50	0
2302		GRAS	3G	MCCOOK LOAM, RARELY FLOOD	3G	N	1.840	450	830	0	450	830	0
5632		GRAS	1G1	PLATTE SOILS, OCCASIONAL	1G1	N	0.070	450	30	0	450	30	0
5661		GRAS	1G1	MCGREW LOAM	1G1	N	22.290	450	10,015	0	450	10,015	0
5675		GRAS	2G	YOCKEY LOAM, OCC FLOODED	2G	N	0.740	450	335	0	450	335	0
8495		GRAS	600	GOTTHENBURG SOILS, FREQ FL	600 WASTE	N	0.640	150	95	0	150	95	0
808		HOME	808	HOME	808 SITE	N	1.000	5,000	5,000	0	5,000	5,000	0
1500		ROAD	1500	ROADS	1500 ROAD	N	0.550	0	0	0	0	0	0
				Land Total			156,460		362,195		362,195		362,195
Sale Date		Book	Page	Extend		Ownership History		Amount					
09/11/2003		2003	09102	MAXFIELD JR/LESTER W		910,000							
04/08/2002		2002	2595	WYOMING LAND & CATTLE-COMPANY		700,000							
04/08/2002		2002	2595	VM FARMING & RANCHING LLC		0							
Milestone		BYFOOS LLC		Building		Land		Total		Exempt		Taxable	
2022-09-15 09:25:53 AM		BYFOOS LLC		Building		Land		Total		Exempt		Taxable	
Year	Statement	District	Building	Other	Total	Exempt	Taxable	Penalty Tax					
2023	2459	26	5,850	1,175	285,205	0	292,230	4,685.04	0	0	0	0	0
2022	2446	28	4,250	870	287,279	0	272,399	272,399	4,519.62	0	0	0	0
2021	19163	26	4,250	870	280,752	0	285,872	285,872	4,746.58	0	0	0	0

SCOTTS BLUFF COUNTY  
Real Estate Breakdown Report

Parcel ID	Statement	District	Building	Other	Owner	Land	Total	Exempt	Legal	PT S1/2 S1/2 21-23-57 (156.46)	Taxable	Total Tax	Penalty Tax
2020	19118	26	4,250	870	BYFOOS LLC	280,752	285,872	0	0	285,872	285,872	4,785.60	0
2019	19071	26	3,528	2,180		387,936	393,644	0	0	393,644	393,644	6,579.62	0
2018	19009	26	3,528	2,180		387,936	393,644	0	0	393,644	393,644	6,641.38	0
2017	18985	26	3,528	2,180		398,651	404,359	0	0	404,359	404,359	6,850.56	0
2016	19097	26	3,425	2,180		398,851	404,256	0	0	404,256	404,256	6,925.80	0
2015	19057	26	3,425	2,180		391,508	397,113	0	0	397,113	397,113	6,741.00	0
2014	18958	26	3,425	2,180		356,507	362,112	0	0	362,112	362,112	6,204.60	0
2013	18935	26	3,425	2,180		243,005	248,610	0	0	248,610	248,610	4,206.82	0
2012	100112	26	3,425	2,180		211,361	216,966	0	0	216,966	216,966	3,610.24	0
2011	7817	26	3,302	1,914		192,658	197,874	0	0	197,874	197,874	3,339.30	0
2010	8418	26	3,134	1,920		174,046	179,100	0	0	179,100	179,100	3,057.88	0
2009	8827	26	3,045	1,913		158,271	163,229	0	0	163,229	163,229	2,727.08	0
2008	9567	26	3,974	1,837		152,617	158,428	0	0	158,428	158,428	2,649.98	0

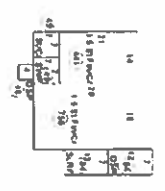
SCOTTS BLUFF COUNTY  
Appraisal Property Record Card

Parcel ID 010011218  
Cadastral ID 1663-21-400-003  
PAD Class Code 01-05-05-03-00-09  
State GEO 1663-21-0-00000-000-0005  
Owner BYFOOS LLC  
PO BOX 720  
WINDSOR, CO 80550  
Situs 40766 SOUTH MORRILL RD  
Neighborhood 2 - AREA 2 AGLAND  
District 26 - 11FD  
Legal PT S1/2 S1/2 21-23-57 (156.46)

(14482) Primary Image



Sketch Image



Marshall & Swift Cost Approach 1906/100 (06/2019)  
Year/Effective Age

Property Valuation	
Buildings	5,850
Improvement	1,175
Land/lot	362,195
Total	369,220

Residential Information	
Type	Single-family Residence
Quality	1.00 - Low
Condition	1.00 - Worn Out
Architecture	1.5S - 1.5 STORY HOUSE
Base/Total	847 / 1,246
Style	96% - 1 1/2 Story Finished 4% - One Story
Exterior Wall	100% - Frame, Siding, Wood
Heating/Cooling	100% - No Heating or Cooling
Roof Cover	Composition Shingle
Area of Slab	0
Area of Crawl	847
Fixture/Roughln	0/0
Bed/Bathroom	0/0.0
Basement Area	0

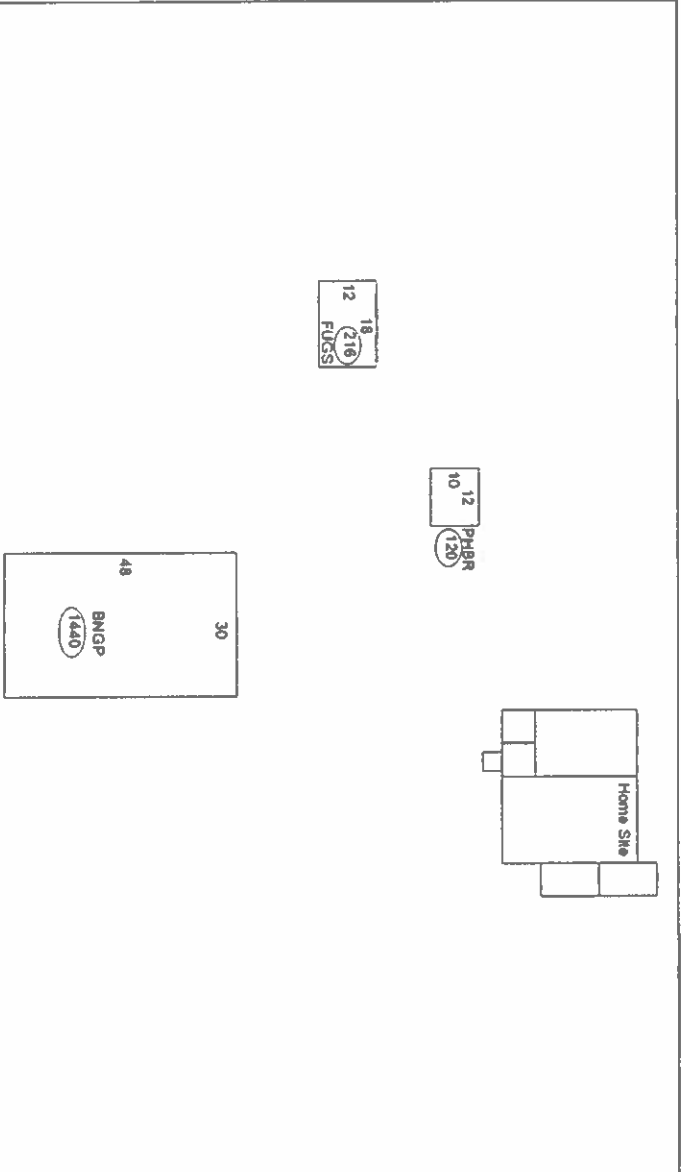
Review Information	
04/15/2020	Entered PTMYF
07/05/2019	Inspect DC
04/01/2017	Entered PTMYF
11/02/2016	Inspect KB
06/03/2008	Entered MJN
06/02/2008	Inspect MJN

Code	Description	Size	Year In	Units	Depreciation
SLRF	Slab w/roof	84	0	84	0.00%
OSP	Open Slab Porch	84	0	84	0.00%
SWP	Enclosed Porch, Solid Walls	49	0	49	0.00%
OSP	Open Slab Porch	16	0	16	0.00%
FLOOR	Floor Allowance	847	0	847	0.00%

Date Added Notes  
12/01/2015 1663-21-0-00000-000-0005-

SCOTTS BLUFF COUNTY  
Appraisal Property Record Card

Parcel ID 010011218 1 (14482)  
 Cadestral ID 1663-21-400-003  
 PAD Class Code 01-05-05-03-00-09  
 State GEO 1663-21-0-00000-000-0005  
 Owner  
 BYFOOS, LLC  
 PO BOX 720  
 WINDSOR, CO 80550  
 Situs  
 40786 SOUTH MORRILL RD  
 Neighborhood 2 - AREA 2 AGLAND  
 District 26 - 11FD  
 Legal  
 PT S1/2 S1/2 21-23-57 (158.46)



Seq	Description	Class	Qual	Cond	Year	Est Age	Dimensions	Floor	Roofing	Total Units
1	BNGP - Barn, General Purpose Building Components	D	3.00	1.00	1920	100	48 x 30 x 12	Concrete	Wood-Shingles	1,440
3	PHBR - Poultry House, Floor Op, Breeder Building Components	D	2.00	1.00	1920	100	12 x 10 x 6	Plank	Wood-Shingles	120
4	FUGS - Farm Utility Grain Storage Building Components	D	3.00	1.00	1920	100	18 x 12 x 11	Plank	Wood-Shingles	216



**SCOTTS BLUFF COUNTY**  
Real Estate Breakdown Report

Parcel ID 010011226 1Z	Owner BYFOOS LLC PO BOX 720 WINDSOR, CO 80550	Legal PT NW SE, S1/2 NE SE, PT SW NE 21-23-57 (56.23) S-1-R: 21-23-57 Acres: 56.230	Card File Silus
County Area 2	Area 2 AGLAND	Class Code 02-05-05-03-00-09	Value Buildings Improvement Land / Lots Total Market Land
Neighborhood 2	AREA 2 AGLAND	State GEO 1663-21-0-00000-000-0003	Previous 0 0 127,940 127,940 127,940 127,940
Location / Group 10	10 RURAL AG	Cadastral Book / Page 2022 / 0748	Current 0 0 150,435 150,435 150,435
Valuation / Group 0	N/A	Sale Date 02/01/2022	
District 26	11FD	Sale Amount 2,300,000	
School 79-0011			

Date Added	Notes	Soil	Use	LCGL/VG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub			
12/01/2015	1663-21-0-00000-000-0003																
1030	IRRIG	1A			GLENBERG FINE SANDY LOAM	1A	N	0.010	2,725	25	0	2,725	25	0			
1549	IRRIG	3A1			DAILEY AND VALENT LOAMY F	3A1	N	0.470	2,100	985	0	2,100	985	0			
2302	IRRIG	1A1			MCCOOK LOAM, RARELY FLOOD	1A1	N	42.030	2,750	115,585	0	2,750	115,585	0			
5661	IRRIG	2A1			MCGREW LOAM	2A1	N	12.240	2,725	33,355	0	2,725	33,355	0			
1030	GRAS	3G			GLENBERG FINE SANDY LOAM	3G	N	0.140	450	65	0	450	65	0			
1549	GRAS	4G1			DAILEY AND VALENT LOAMY F	4G1	N	0.040	450	20	0	450	20	0			
2302	GRAS	3G			MCCOOK LOAM, RARELY FLOOD	3G	N	0.890	450	400	0	450	400	0			
1500	ROAD	1500			ROADS	1500 ROAD	N	0.410	0	485	0	0	0	0			
Land Total													56.230	150,435	150,435	0	0

Sale Date	Book	Page	Extend	Ownership History	Amount
09/11/2003	2003	09102		MAXFIELD JR/LESTER W	910,000
04/08/2002	2002	2595		WYOMING LAND & CATTLE COMPANY	700,000
04/05/1999	218	666		SCHNEIDER/JAMES T & MITZ-LA	57,000
11/18/1997	214	505		LONG/BONNIE M	350,000
				VM FARMING & RANCHING LLC	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2022-09-15 09:25:53 AM BYFOOS, LLC										
2023	2480	26	0	0	127,940	127,940	0	127,940	2,049.98	0
2022	2447	26	0	0	121,326	121,326	0	121,326	2,012.08	0
2021	19164	26	0	0	127,704	127,704	0	127,704	2,119.40	0
2020	19119	26	0	0	127,704	127,704	0	127,704	2,136.88	0
2019	19072	26	0	0	141,232	141,232	0	141,232	2,358.98	0
2018	19010	26	0	0	141,232	141,232	0	141,232	2,381.42	0
2017	18998	26	0	0	145,306	145,306	0	145,306	2,480.32	0
2016	19098	26	0	0	145,306	145,306	0	145,306	2,489.40	0
2015	19058	26	0	0	142,590	142,590	0	142,590	2,420.48	0
2014	18959	26	0	0	129,282	129,282	0	129,282	2,215.18	0
2013	18936	26	0	0	100,674	100,674	0	100,674	1,703.54	0

**SCOTTS BLUFF COUNTY**  
Real Estate Breakdown Report

Parcel ID	Statement	District	Building	Other	Land	Total	Exempt	Legal	PT NW SE, S1/2 NE SE, PT SW NE 21-23-57 (56.23)	Penalty Tax
2012	100112	28	0	0	93,492	93,492	0	0	1,555.88	0
2011	7819	26	0	0	71,249	71,249	0	0	1,202.38	0
2010	8420	26	0	0	63,784	63,784	0	0	1,089.02	0
2009	8829	26	0	0	57,204	57,204	0	0	955.70	0
2008	9589	26	0	0	55,636	55,636	0	0	930.62	0



SCOTTS BLUFF COUNTY  
Appraisal Property Record Card

Parcel ID 010011226 1Z  
 Cadastral ID 1663-21-400-002  
 PAD Class Code 02-05-05-03-00-09  
 State GEO 1663-21-0-00000-000-0003  
 Owner  
 BYFOOS LLC  
 PO BOX 720  
 WINDSOR, CO 80550  
 Situs

Neighborhood 2 - AREA 2 AGLAND  
 District 26 - 11FD  
 Legal  
 PT NW SE: S1/2 NE SE:PT SW NE 21-23-57  
 (56.23)

Property Valuation	
Buildings	0
Improvement	0
Land/ol	150,435
Total	150,435

Residential Information	
Type	00 -
Quality	00 -
Condition	0/0
Base/Total	0
Area of Slab	0
Area of Crawl	0
Fixture/Roughin	0/0
Bed/Bathroom	0/0.0
Basement Area	0

Marshall & Swift Cost Approach	
Year/Effective Age	0/94

Review Information	
04/15/2020	Entered PTMYF
04/01/2017	Entered PTMYF
10/04/2016	Entered LO
06/02/2008	Inspect: MJN
Date Added Notes	
12/01/2015 1663-21-0-00000-000-0003-	

**SCOTTS BLUFF COUNTY**  
Real Estate Breakdown Report

Parcel ID 010011196	Owner BYFOOS LLC PO BOX 720 WINDSOR, CO 80550	Legal NW 1/2 SW 21-23-57 (246.17) S-T-R: 21-23-57 Acres: 246.170	Card File Silus 40133 ANTELOPE DR
County Area 2	Area 2 AGLAND	Class Code 01-05-03-00-10	Value Buildings Improvement Land / Lots Total
Neighborhood 2	AREA 2 AGLAND	State GEO 1663-21-0-00000-000-0004	Previous 0 7,540 518,960
Location / Group 10	10 RURAL AG	Cadastral 1663-21-200-001	Current 0 7,540 603,265
Valuation / Group 0	N/A	Book / Page 2022 / 0746	526,500
District 26	11FD	Sale Date 02/01/2022	610,825
School 79-0011		Sale Amount 2,300,000	Market Land 518,960 603,265

Date Added Notes  
12/01/2015 1663-21-0-00000-000-0004-

Soil	Use	LGALVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1030	IRRG	1A	GLENBERG FINE SANDY LOAM	1A	N	30.290	2,725	82,540	0	2,725	82,540	0
1182	IRRG	2A1	LAS ANIMAS LOAM, OCCASION	2A1	N	21.610	2,725	58,885	0	2,725	58,885	0
1549	IRRG	3A1	DAILEY AND VALENT LOAMY F	3A1	N	1.970	2,100	4,135	0	2,100	4,135	0
2302	IRRG	1A1	MCCOOK LOAM, RARELY FLOOD	1A1	N	115.210	2,750	316,830	0	2,750	316,830	0
5636	IRRG	1A	HAVERSON FINE SANDY LOAM,	1A	N	17.890	2,725	48,750	0	2,725	48,750	0
5661	IRRG	2A1	MCGREW LOAM	2A1	N	8.500	2,725	23,165	0	2,725	23,165	0
5675	IRRG	2A	YOCKEY LOAM, OCC FLOODED	2A	N	24.890	2,200	54,760	0	2,200	54,760	0
						<u>220.360</u>		<u>589,065</u>			<u>589,065</u>	
1030	GRAS	3G	GLENBERG FINE SANDY LOAM	3G	N	4.750	450	2,140	0	450	2,140	0
1549	GRAS	4G1	DAILEY AND VALENT LOAMY F	4G1	N	1.920	450	865	0	450	865	0
2302	GRAS	3G	MCCOOK LOAM, RARELY FLOOD	3G	N	8.980	450	4,040	0	450	4,040	0
5636	GRAS	3G	HAVERSON FINE SANDY LOAM,	3G	N	2.810	450	1,265	0	450	1,265	0
5661	GRAS	1G1	MCGREW LOAM	1G1	N	0.670	450	300	0	450	300	0
5675	GRAS	2G	YOCKEY LOAM, OCC FLOODED	2G	N	3.580	450	1,610	0	450	1,610	0
						<u>22.710</u>		<u>10,220</u>			<u>10,220</u>	
801	ROAD	801	SITE	801 FARMSITE	N	1,000	4,000	4,000	0	4,000	4,000	0
1500	ROAD	1500	ROADS	1500 ROAD	N	2,100	0	0	0	0	0	0
						<u>Land Total</u>	<u>246.170</u>	<u>603,285</u>			<u>603,285</u>	

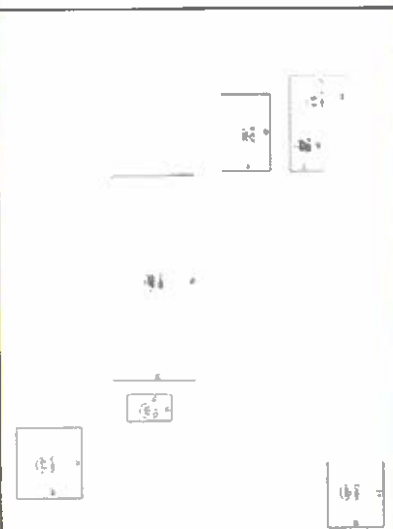
Sale Date	Book	Page	Extend	Ownership History	Land	Land	Land	Total	Exempt	Total	Exempt	Amount
09/11/2003	2003	08102		MAXFIELD JRALESTER W	0	5,815	484,389	490,204	0	490,204	0	910,000
04/08/2002	2002	2595		WYOMING LAND & CATTLE-COMPANY	0	5,815	484,389	490,204	0	490,204	0	700,000
Milestone 2022-09-15 09:25:53 AM BYFOOS LLC Building 0 Land 0 Other 5,815 Total 484,389 Exempt 0 Taxable 490,204												
Year Statement District Building Other Land Total Exempt Total Taxable Total Tax Penalty Tax												
2023	2458	26			0	7,540	526,500	526,500	0	526,500	0	8,438.26
2022	2445	26			0	5,815	484,389	490,204	0	490,204	0	8,131.34

**SCOTTS BLUFF COUNTY**  
Real Estate Breakdown Report

Parcel ID	Statement	District	Building	Owner	BYFOOS LLC	Land	Total	Legal	NW, N1/2 SW 21-23-57 (246.17)	Total Tax	Penalty Tax
2021	19162	26	0	Other	509,601	515,416	515,416	0	515,416	8,555.74	0
2020	19117	26	0	5,815	510,216	516,031	516,031	0	516,031	8,636.50	0
2019	19070	26	0	7,185	436,286	443,481	443,481	0	443,481	7,409.52	0
2018	19008	26	0	7,185	436,286	443,481	443,481	0	443,481	7,479.66	0
2017	18994	26	0	7,185	448,079	455,264	455,264	0	455,264	7,710.36	0
2016	19096	26	0	7,185	448,079	455,264	455,264	0	455,264	7,799.66	0
2015	19056	26	0	7,185	439,554	446,739	446,739	0	446,739	7,583.40	0
2014	18957	26	0	7,185	396,477	403,662	403,662	0	403,662	6,918.56	0
2013	18934	26	0	7,185	308,987	316,172	316,172	0	316,172	5,350.08	0
2012	100111	26	0	7,185	287,290	294,475	294,475	0	294,475	4,899.98	0
2011	7816	26	0	8,944	225,453	232,397	232,397	0	232,397	3,921.90	0
2010	8417	26	0	7,072	203,842	210,914	210,914	0	210,914	3,601.04	0
2009	8826	26	0	6,918	184,152	191,070	191,070	0	191,070	3,192.20	0
2008	9566	26	0	5,341	179,412	184,753	184,753	0	184,753	3,090.34	0

(14490)

Parcel ID 010011196 13  
 Cedestral ID 1663-21-200-001  
 PAD Class Code 01-05-05-03-00-10  
 State GEO 1663-21-0-00000-000-0004  
 Owner  
 BYFOOS LLC  
 PO BOX 720  
 WINDSOR, CO 80550  
 Situs  
 40133 ANTELOPE DR  
 Neighborhood 2 - AREA 2 AGLAND  
 District 28 - 11FD  
 Legal  
 NW, N1/2 SW 21-23-57 (246.17)



**Property Valuation**

Buildings	0
Improvement	7,540
Land/Lot	603,285
<b>Total</b>	<b>610,825</b>

**Review Information**

04/15/2020	Entered	PTMYF	
10/11/2019	Inspect	BW	TVI
07/05/2019	Inspect	DC	TVI
04/01/2017	Entered	PTMYF	
11/02/2016	Inspect	KB	PTMY
06/02/2008	Inspect	MLN	Entered

**Residential Information**

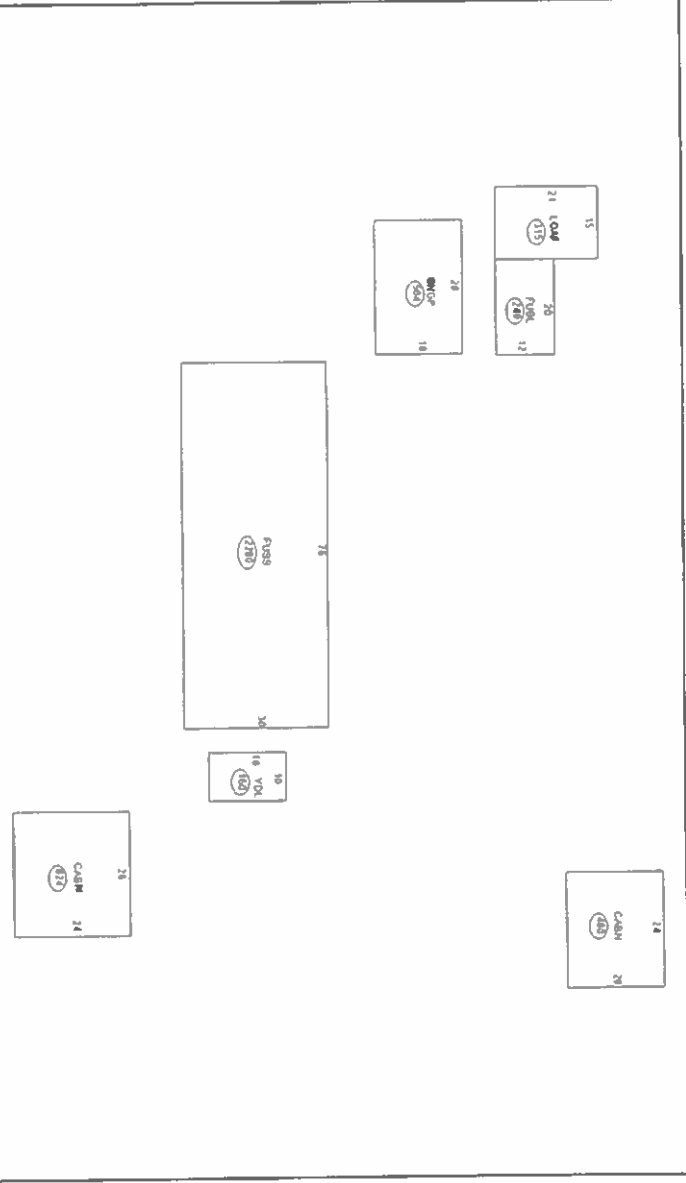
Type	
Quality	00 -
Condition	00 -
Base/Total	0 / 0
Area of Slab	0
Area of Crawl	0
Fixture/Roughin	0 / 0
Bed/Bathroom	0 / 0,0
Basement Area	0

**Marshall & Swift Cost Approach** (08/2019)  
 Year/Effective Age 0/0

Date Added 12/01/2015 Notes 1663-21-0-00000-000-0004-

**SCOTTS BLUFF COUNTY**  
Appraisal Property Record Card

Parcel ID 010011196 (14480)  
 Cadastral ID 1663-21-200-001  
 PAD Class Code 01-05-05-03-00-10  
 State GEO 1663-21-0-00000-000-0004  
 Owner BYFOOS LLC  
 PO BOX 720  
 WINDSOR, CO 80550  
 Status  
 40133 ANTELOPE DR  
 Neighborhood 2 - AREA 2 AGLAND  
 District 26 - 11FD  
 Legal NW, N1/2 SW 21-23-57 (246.17)



Seq	Description	Class	Qual	Cond	Year	Est Age	Dimensions	Floor	Roofing	Total Units
1	CABN - Cabin, Trans Labor Building Components	D	1.00	1.00	1920	100	26 x 24 x 8	Plank	Metal	624
2	FUSS - Farm Utility Storage Shed Building Components	D	3.00	3.00	1980	43	76 x 30 x 16	Concrete	Metal	2,280
3	BNGP - Barn, General Purpose Building Components	D	2.00	2.00	1912	100	28 x 18 x 12	Dir	Metal	504
4	FUBL - Farm Utility Building Building Components	D	2.00	1.00	1939	84	20 x 12 x 8	Concrete	Asphalt-Shingles	240

SCOTTS BLUFF COUNTY  
Appraisal Property Record Card

Parcel ID	Description	Class	Qual	Cond	Year	Owner	Est Age	Dimensions	Floor	Roofing	Legal	Total Units
0100119815			1480			BYFOOS LLC					NW 1/2 SW 21-23-57 (246.17)	
5	LOAF - Loading Shed Building Components	D	2.00	2.00	2008		15	21 x 15 x 8	Dht	Metal		315
6	CABN - Cabin, Trans Labor Building Components	D	2.00	1.00	1939		84	24 x 20 x 8	Plank	Asphalt- Shingles		480
7	YDL - Yard Shed Low Building Components	†	1.00	1.00	2008		14	16 x 10 x 8				160

SCOTTS BLUFF COUNTY  
Real Estate Breakdown Report

Parcel ID Owner FOOS/BRADLEY LYNN PO BOX 720 WINDSOR, CO 80550	010000726 1-1	Legal ACCR (ATTACHED TO GL 3 IN SEC 20), 29-23-57 (61) S-T-R: 29-23-57 Acres: 0.610	Card File Status
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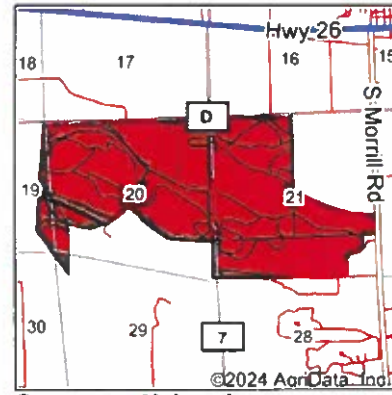
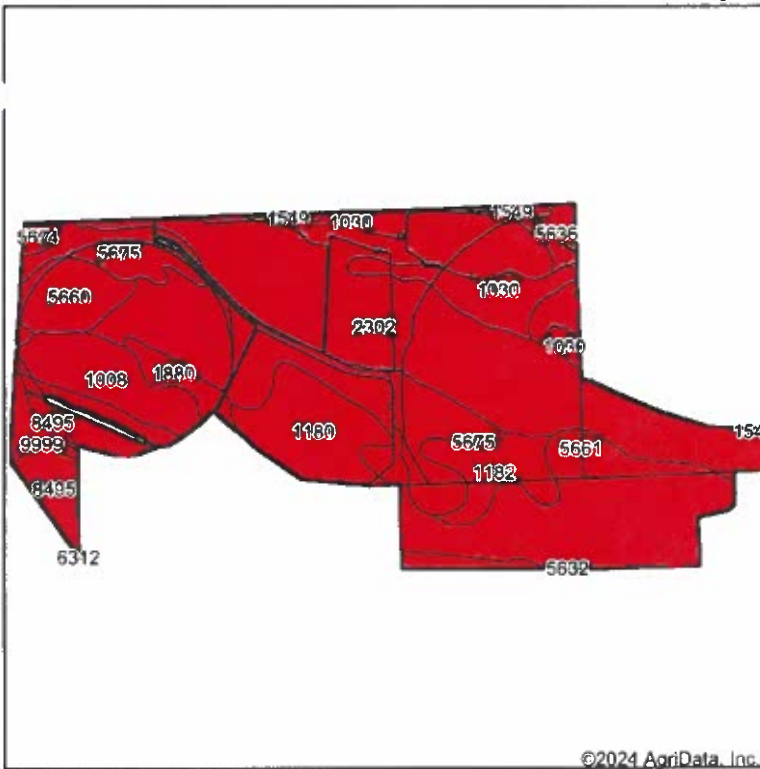
County Area Neighborhood Location / Group Valuation / Group District School	2 2 10 0 18 79-0011	AREA 2 AGLAND AREA 2 AGLAND 10 RURAL AG N/A 11F	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	02-05-05-03-00-03 1663-29-0-00000-000-0006 1663-29-200-005 2018 / 04008 09/06/2018 1,300,000	Value Buildings Improvement Land / Lots Total	0 0 75 75	Previous 0 0 75	Current 0 0 85
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Soil 8495 9999	Use GRAS GRAS	LCGLVG 600 9999	Soil Description GOTHENBURG SOILS, FREQ FL WATER	LVG Description 600 WASTE WATER	Spot Code N N	Acres 0.330 0.280 0.610	Value/Acre 150 125	Assessed 50 35 85	Sub 0 0	Market/Acre 150 125	Market 50 35 85	Sub 0 0
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Land Total 0.610 85 85

Milestone 2022-09-15 09:25:53 AM	Owner Name FOOS/BRADLEY LYNN	Building 0	Other 0	Land 61	Total 61	Exempt 0	Taxable 61	Penalty Tax 0
Year 2023 2022 2021 2020	Statement 5354 5341 5341 5334	District 18 18 18 18	Building 0 0 0 0	Land 75 61 61 61	Total 75 61 61 61	Exempt 0 0 0 0	Taxable 75 61 61 61	Penalty Tax 0 0 0 0

# Soils Map



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **20-23N-57W**  
 Township: **Ford**  
 Acres: **909.27**  
 Date: **3/21/2024**

Maps Provided By



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Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °C	Irr Class °C	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Irish potatoes Irrigated Cwt	Oats Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	Sugar beets Irrigated Tons	Winter wheat Bu	*n NCCPI Soybeans
2302	McCook loam, rarely flooded	288.25	31.7%	■	IIc	I	49	6	130	42	485	70	2	10	24	41	39
5661	McGrew loam	221.94	24.4%	■	IIw	IIw	28	4	104	30	376	52	2	6	18	27	10
5675	Yockey loam, occasionally flooded	71.16	7.8%	■	IVs	IIIs	11	4	99	20	287	55	2	6	18	29	10
8495	Gothenburg soils, frequently flooded	62.04	6.8%	■	VIIc		14										4
1180	Las Animas fine sandy loam, occasionally flooded	56.57	6.2%	■	IIIw	IIIw	37	5	114	32	431	59	3	8	20	33	25
1008	Bankard loamy fine sand, wet variant	46.68	5.1%	■	IVw	IVw	14	3	79	29	312	52	2	6	13	24	15
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	46.39	5.1%	■	IIe	IIe	28	5	129	36	421	63	1	9	22	30	24

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Irish potatoes Irrigated Cwt	Oats Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	Sugar beets Irrigated Tons	Winter wheat Bu	*n NCCPI Soybeans
1182	Las Animas loam, occasionally flooded	32.75	3.6%	■	IIw	IIw	43	5	119	33	436	61	3	9	22	36	28
5660	McGrew fine sandy loam	31.15	3.4%	■	IIIw	IIw	24	4	95	28	360	51	2	6	17	26	9
5636	Haverson fine sandy loam, rarely flooded	20.85	2.3%	■	IIIe	IIe	48	5	124	39	455	66	1	10	23	35	35
1880	Valent-Dwyer fine sands, rolling	15.48	1.7%	■	VIe	IVe	17										9
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	6.00	0.7%	■	IVe	IVe	18	3	114	24	348	48	1	5	16	20	15
5674	Yockey fine sandy loam, occasionally flooded	5.72	0.6%	■	IVs	IIIs	11	4	94	20	287	55	2	6	18	27	9
9999	Water	4.06	0.4%	■			0										
5632	Platte soils, occasionally flooded	0.23	0.0%	■	VIw	IVw	24	2	114	20	257	40		5	12		9
<b>Weighted Average</b>					*-	*-	<b>32.6</b>	<b>4.4</b>	<b>103.8</b>	<b>30.9</b>	<b>374.9</b>	<b>54.9</b>	<b>1.8</b>	<b>7.2</b>	<b>18.6</b>	<b>30</b>	<b>*n 21.8</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Brad Foos

Scotts Bluff County, Nebraska, 1046 AC +/-



Boundary

Hayden marketing@haydenoutdoors.com

P: 970-674-1990

www.haydenoutdoors.com

501 Main St. #A, Windsor CO 80550



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

I ▢ All Polygons 1044.44 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2302	McCook loam, rarely flooded	267.7 9	25.64	0	39	2c
5661	McGrew loam	247.9 7	23.74	0	22	2w
8495	Gothenburg soils, frequently flooded	153.1 4	14.66	0	9	7s
5675	Yockey loam, occasionally flooded	69.03	6.61	0	11	4s
1180	Las Animas fine sandy loam, occasionally flooded	68.26	6.54	0	25	3w
1008	Bankard loamy fine sand, wet variant	57.59	5.51	0	20	4w
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	34.44	3.3	0	24	3e
1182	Las Animas loam, occasionally flooded	32.72	3.13	0	28	2w
5660	McGrew fine sandy loam	31.06	2.97	0	21	3w
1880	Valent-Dwyer fine sands, rolling	22.6	2.16	0	15	6e
5636	Haverson fine sandy loam, rarely flooded	21.27	2.04	0	35	3e
9999	Water	17.98	1.72	0	-	-
9983	Gravel pit	9.49	0.91	0	-	8s
5674	Yockey fine sandy loam, occasionally flooded	5.54	0.53	0	10	4s
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	5.49	0.53	0	21	4e
5632	Platte soils, occasionally flooded	0.07	0.01	0	19	6w
TOTALS		1044. 44(*)	100%	-	23.5	3.31

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

I ▢ Boundary 599.24 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8495	Gothenburg soils, frequently flooded	149.8 2	25.0	0	9	7s
2302	McCook loam, rarely flooded	104.5 6	17.45	0	39	2c
5661	McGrew loam	96.57	16.12	0	22	2w
1180	Las Animas fine sandy loam, occasionally flooded	68.26	11.39	0	25	3w
1008	Bankard loamy fine sand, wet variant	57.59	9.61	0	20	4w
5675	Yockey loam, occasionally flooded	32.23	5.38	0	11	4s
5660	McGrew fine sandy loam	31.06	5.18	0	21	3w
1880	Valent-Dwyer fine sands, rolling	22.6	3.77	0	15	6e
9999	Water	17.98	3.0	0	-	-

9983	Gravel pit	9.49	1.58	0	-	8s
5674	Yockey fine sandy loam, occasionally flooded	5.54	0.92	0	10	4s
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	3.26	0.54	0	24	3e
5636	Haverson fine sandy loam, rarely flooded	0.26	0.04	0	35	3e
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	0.02	0.0	0	21	4e
TOTALS		599.2 4(*)	100%	-	19.85	4.05

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**I ▢ Boundary 445.2 ac**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2302	McCook loam, rarely flooded	163.2 3	36.67	0	39	2c
5661	McGrew loam	151.4	34.01	0	22	2w
5675	Yockey loam, occasionally flooded	36.8	8.27	0	11	4s
1182	Las Animas loam, occasionally flooded	32.72	7.35	0	28	2w
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	31.18	7.0	0	24	3e
5636	Haverson fine sandy loam, rarely flooded	21.01	4.72	0	35	3e
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	5.47	1.23	0	21	4e
8495	Gothenburg soils, frequently flooded	3.32	0.75	0	9	7s
5632	Platte soils, occasionally flooded	0.07	0.02	0	19	6w
TOTALS		445.2( *)	100%	-	28.41	2.35









(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

**SCOTTS BLUFF COUNTY**  
Real Estate Breakdown Report

Parcel ID	010000726	Legal	ACCR (ATTACHED TO GL 3 IN SEC 20), 29-23-57 (61) S-T-R: 29-23-57 Acres: 0.610	Card File	Situs
Owner	FOOS/BRADLEY LYNN PO BOX 720 WINDSOR, CO 80550				

County Area	2	AREA 2 AGLAND	Class Code	02-05-05-03-00-03	Value	Buildings	0	Previous	0	Current	0
Neighborhood	2	AREA 2 AGLAND	State GEO	1663-29-0-00000-000-0006	Improvement		0	0	0	0	0
Location / Group	10	10 RURAL AG	Cadastral	1663-29-200-005	Land / Lots		75	75	75	85	85
Valuation / Group	0	N/A	Book / Page	2018 / 04008	Total		75	75	75	85	85
District	18	11F	Sale Date	09/06/2018	Market Land		75	75	75	85	85
School	79-0011		Sale Amount	1,300,000							

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
8495	GRAS	600	GOTHENBURG SOILS, FREQ FL	600 WASTE	N	0.330	150	50	0	150	50	0
9999	GRAS	9999	WATER	WATER	N	0.280	125	35	0	125	35	0
						0.610		85			85	

Milestone	2022-09-15 09:25:53 AM	Owner Name	FOOS/BRADLEY LYNN	Building	0	Other	0	Total	85	Exempt	0	Taxable	61
Year	2023	Statement District	18	Building	75	Other	0	Total	75	Exempt	0	Taxable	75
	2022	Statement District	18	Building	61	Other	0	Total	61	Exempt	0	Taxable	61
	2021	Statement District	18	Building	61	Other	0	Total	61	Exempt	0	Taxable	61
	2020	Statement District	18	Building	61	Other	0	Total	61	Exempt	0	Taxable	61

2023	5354	18	0	75	75	0	0	75	1.20	0	0	0
2022	5341	18	0	61	61	0	0	61	1.00	0	0	0
2021	5341	18	0	61	61	0	0	61	1.02	0	0	0
2020	5334	18	0	61	61	0	0	61	1.02	0	0	0