

H & V Six Farms

375.00 Acres

Scotts Bluff County, NE

\$1,215,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Upland Birds & Waterfowl
Irrigation
Mineral Rights
Outbuilding/Barn/Shed/Shop
Water Rights

Land Details

Address: 320213 Lowline Ditch Rd,
Minatare, Nebraska 69356, USA
Closest Town: Minatare
Total Acres: 375.00
Zoning: Agricultural
Elevation: 4,000
Topography: Modest Variation
Pasture Acres: 124
Irrigated Acres: 251
Water Rights: Yes, Ditch Irrigation right
Mineral Rights: Yes, Any owned will
transfer. Mineral estate unknown.
Estimated Taxes: \$12,500 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1,480
Unfinished Sq. Ft.: 1,480
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Basement: Unfinished
Parking Types: Detached Garage
& Attached Garage
Total # of Spaces: 6
Outbuildings: 1
Types of Outbuildings: Quonset
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



Property Summary

The H & V Six Farms is a highly productive farm consisting of approximately 225 +/- irrigated acres, and 75 +/- acres of pasture land. There is a nice older home built in 1979 that features 3 bedrooms and 2.5 baths with attached 2 car garage a large 40x70, Quonset and a 25x48, 4 car shop. The farm is nicely located close to several feedlots and just a short 5 minute drive from Lake Minatare.





Land

Sitting just 15 minutes northeast of Scottsbluff, Nebraska this highly productive farm boasts 225+/- irrigated acres consisting of approximately 112+/- under pivot and 113+/- of flood irrigated crop land. There is approximately 43 +/- acres of dryland currently used for hay production. 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 the Tristate Canal that originates to the west at the town of Henry, Nebraska. Additionally there is a well that is located on the SE parcel for the pivot.

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. Additionally, there are 2 wells on the property. The home had a new shake shingle roof in 2023.

The pivots are 6 and 7 tower Zimmatic machines with electric motors. Each pivot is functional and one has a recently received an upgraded panel.





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 been run as a family farm with current production of hay and corn. The farm is close to markets and there are multiple feedlots and grain facilities close by. The tenant is on a year to year lease.





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 grassland (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.

Location

The H & V Six farm is located just a short 15-20 minute drive from Scottsbluff, 10 minutes from Minatare and 15 minutes from Bayard, Nebraska. Each of these towns offer shopping, restaurants and entertainment. The property is situated close to local markets for your grain and hay and there is a large feedlot within 5 miles as well. Lake Minatare is just a short 5-10 minute drive from the house.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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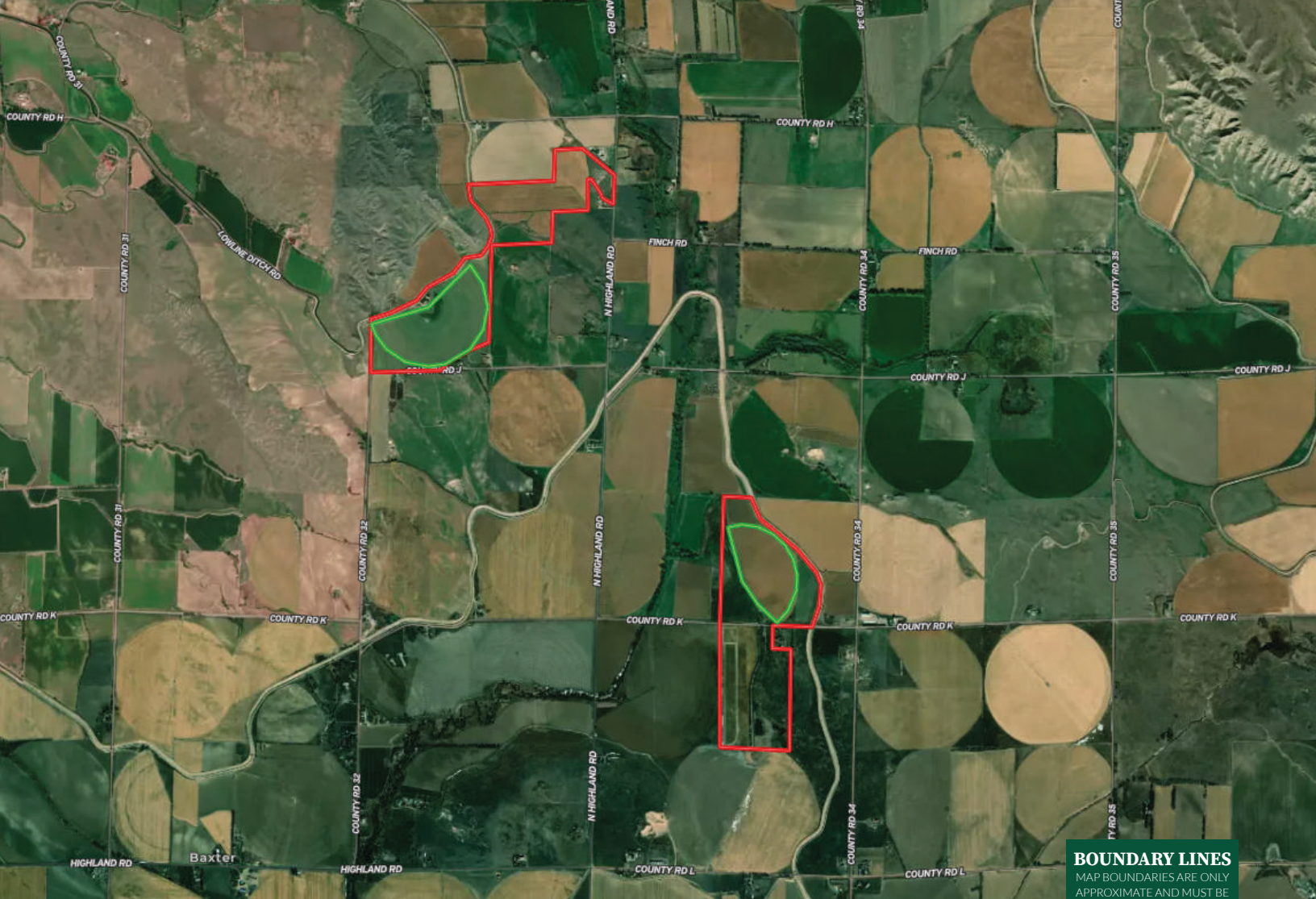



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- RICK STEINER, SELLER/BUYER

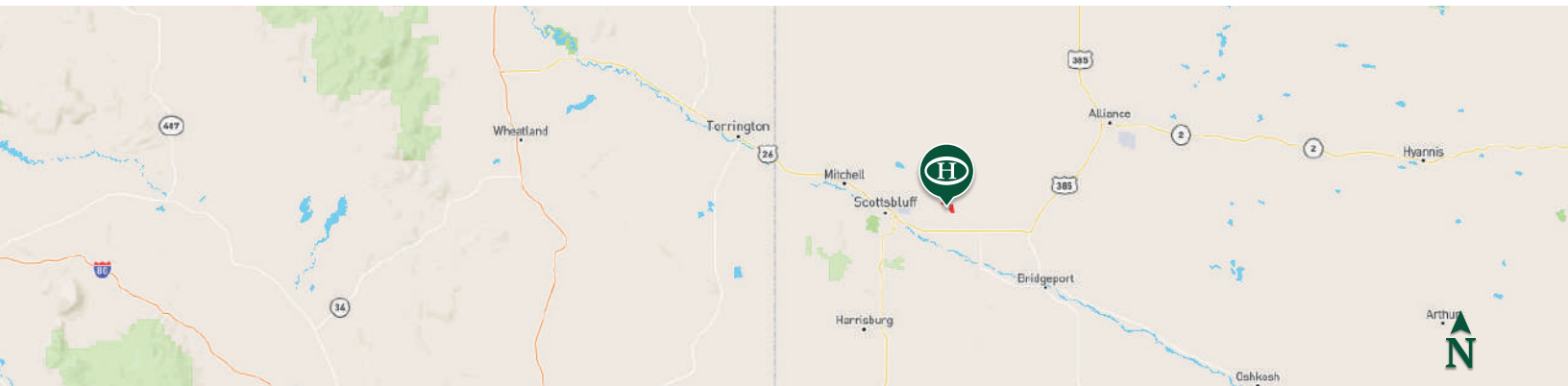
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 Boundary

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MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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