

LISTING DETAIL



Mls # 10998
Status ACTIVE
Type FARM/RANCH
Address . CR 25

City Scottsbluff
State NE **Zip** 69361
Class LAND
Asking Price \$160,000
Listing Date 9/22/2008
Listing Agent JIM MERRIGAN
Listing Office RE-MAX SANDSTONE
Compensation: Buy Co-Op .020

ELIZABETH NAGAKI
RE-MAX SANDSTONE
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Information & measurements contained in this MLS data sheet have not been independently verified nor warranted by the listing company. Any party interested in purchasing this property is advised to conduct their own investigation of the property through personal & professional inspections. The data is for general information purposes only & may contain estimates and/or inaccuracies. Information has been obtained from public records.

GENERAL

Lot Size 10+ Acres	Directions 5 1/2 mi NE of Scottsbluff	Acres: Tillable
Residence No		Acres: Level
Type Water Private	Zoning	Acres: Rolling
Sewer Private	Elementary School	Acres: Crop
Gas No	Jr. High School	Soil Type 1 Tripp very fine sand loam
Electric No	Senior High School	Soil Type 2 Otero-Bayard fine sandy
Flood Zone No	School District	Structures None
Vacant Yes	Lot Size	Restricted Covenants
Auction No	Square Feet	Legal Pt SE & Pt E1/2 SW 4-22-54, Small tract in 3-22-54
Number Of Acres 78.80	Crop/Pasture 75/0	
Price Per Acre	Irrigation	

FEATURES

Land Use	Misc. Features	Land Improvemen	Lot Improvement	Documents On Fi	Gas	Water
		Ponds			Sewer	
Outbuildings	Equipment	Irrigation	Topography	Easements-Restr	Lot Location	
	Crops				Sign On Propert	
Hogs	Best Crops	Fencing	Road Frontage	Possession	Possible Financ	
Grain Bin Featu	Type Soil	Fencing Quality	Road Surface	Minerals	To Show	
		Timber	Dist. To Bus Di			

Financial

Utilites Avg Per Year	Flood Zone	Sold Price	How Sold
Maintenance Avg Per Year	HOA Dues	Closing Date	DOM 9
Tax Year 2007	Financing Remarks	Contract Date	
Parcel # 010036962		Selling Agent 1 - Agent	

REMARKS

Remarks Outstanding productive farm with good water and excellent location. Generally 1/4 mile runs. Potential home site 2ith great views. No improvements.

Addendum Listing agent is related to seller. 65A water rights @ \$24/acre= \$1560 54A corn base with 143 bushel est. yield 50% non-participating reservation of mineral rights for 20 yrs.

