

Dow Farm
Lyman, Nebraska

290 Acres
\$385,000.00



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Price

\$385,000.00 Three Hundred Eighty Five

Location

The Dow Farm is located 1 mile south of Lyman, Nebraska. The county seat is Scottsbluff, Nebraska, which is 17 miles east of the property

About The Property

This Lyman, Nebraska farm provides a nice combination of excellent flood irrigated farm land wrapped by sub-irrigated pasture. The pasture has a live water drain that gives water for livestock and wildlife. The irrigated land has the ability to have a center pivot. The home needs updating but appears to be substantial. Corrals are in need of repair. Favorable location only one mile south of Lyman, Nebraska.

Real Estate Taxes

Estimated 2010 taxes are \$3,714.42

Acreage Summary

(Based on County & FSA Records)

121 Acres Cropland

162 Acres Grass

7 Acres Roads, Ditches, Site

290 Acres Total

Water Rights

There are 179 irrigable acres of water rights from the Gering-Ft. Laramie Irrigation District. The 2010 assessment is \$4,341.00.

Improvements

- * Older 3 bedroom 1 bath with recent updates to some of the electric, sewer & heat
- * Older 2 car detached garage
- * Corrals in need of repairs
- * Uninhabitable house

Mineral Rights

All the mineral rights that the Seller owns pertaining to the property are included in the asking price

FSA

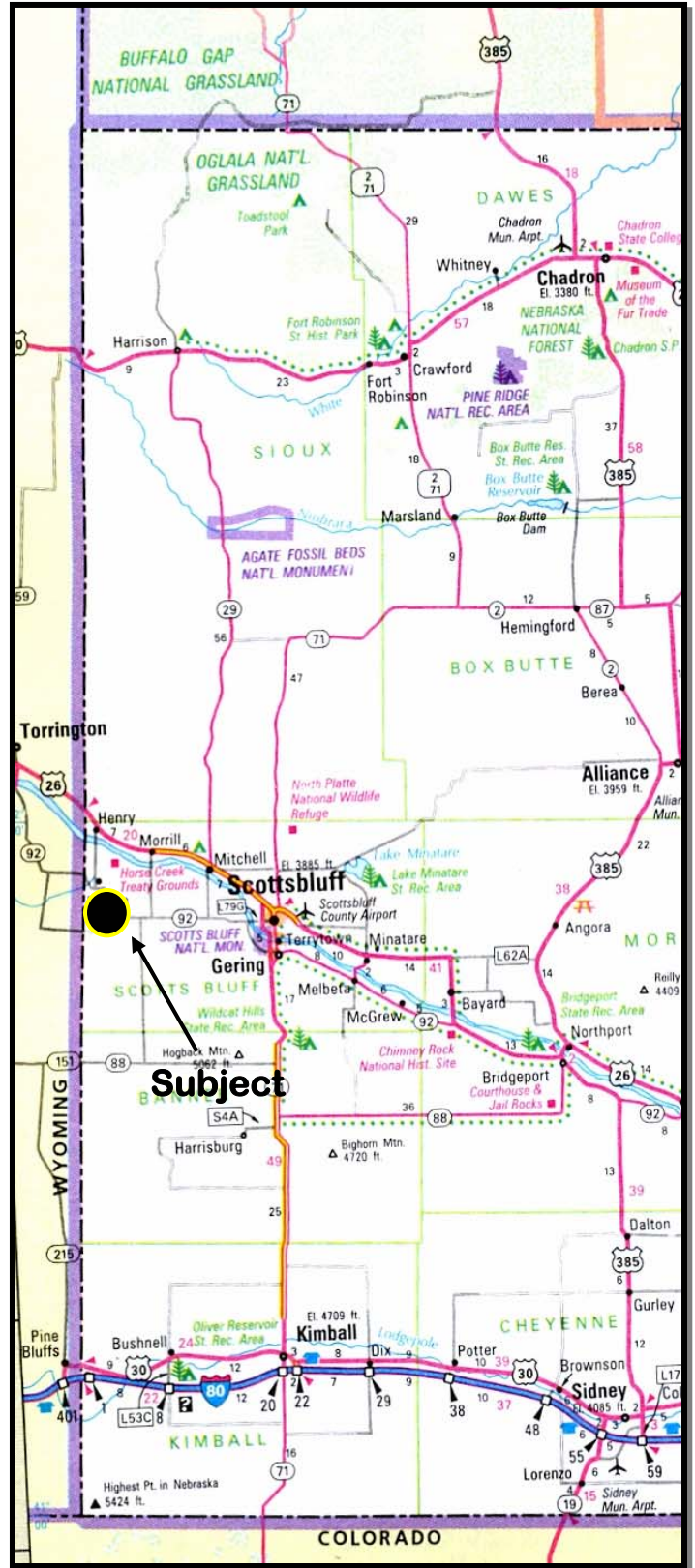
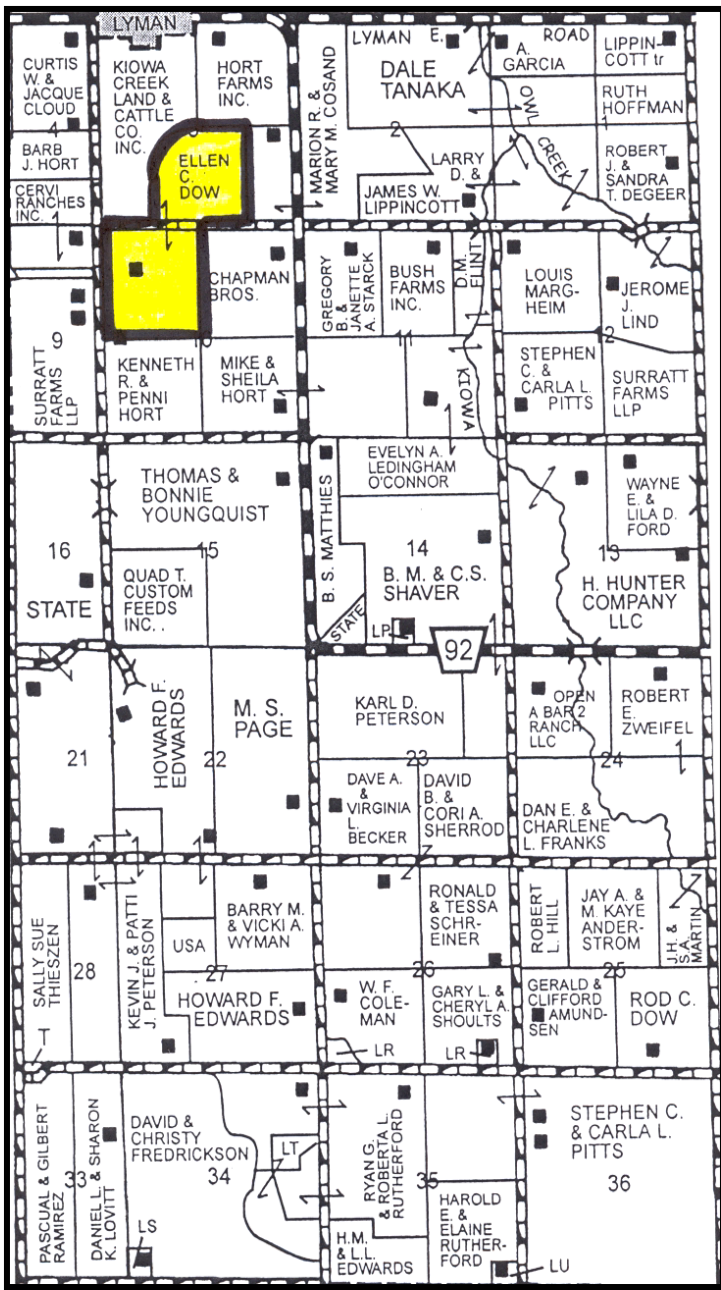
Corn Base.....69.9 Acres
Payment.....\$1,662.00

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Maps

All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed, fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.



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