

411 S-5 Road

Sioux County, NE

\$775,000.00

80+/-
Acres



Irrigation
Well

Casey Essert, Land Broker
KNOWN-LIKED-TRUSTED
307-532-1750 Call/Text
Love the Land, Respect the Water



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Sioux County, NE**

Price & Terms

\$775,000.00

- **Earnest Money Deposit: Not less than \$35,000.00**
- **Financing: Provide a loan approval letter from the lender with the purchase contract**
- **Cash Purchase: Provide proof of available funds**

Size

Per Sioux County Assessor

64.2 +/- Acres Irrigated

15.8 +/- Acres Non-irrigated

80.0 +/- Total Acres



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Home

Escape to the peace and simplicity of country living in this lovingly cared-for home. It blends comfort and functionality with space for everyone. The bright, open kitchen and dining area make everyday living easy, while the finished basement provides a cozy retreat for relaxing, entertaining, or creating your own space. Lots of updates in 2022-2025.



Main Level

- **1,530+/- sq. ft**
- **3 Bedrooms**
- **1 Full Bath**



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Home
Lower Level

- 1,530 +/- sq ft
- 2 Non-Conforming Bedrooms
- ¾ Bathroom
- Family room with fireplace



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Facilities

- Beautiful white rail fencing
- Towering mature trees
- 24x32 Cleary building with a cool/heat climate-controlled room for show livestock
- Antique hayloft barn
- Livestock corral consisting of 3 pens & a loafing barn with water
- Old structure for storage
- Chicken barn
- Open-sided hay shed



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Real Estate Taxes

2025 Sioux County real estate taxes are \$2,830.32



Irrigation Water

Pathfinder Irrigation District: Serial #1468-00

There are 20 acres of surface irrigation water rights via Pathfinder Irrigation District. The 2026 operation and maintenance cost is \$36.00 per acre - \$720.00

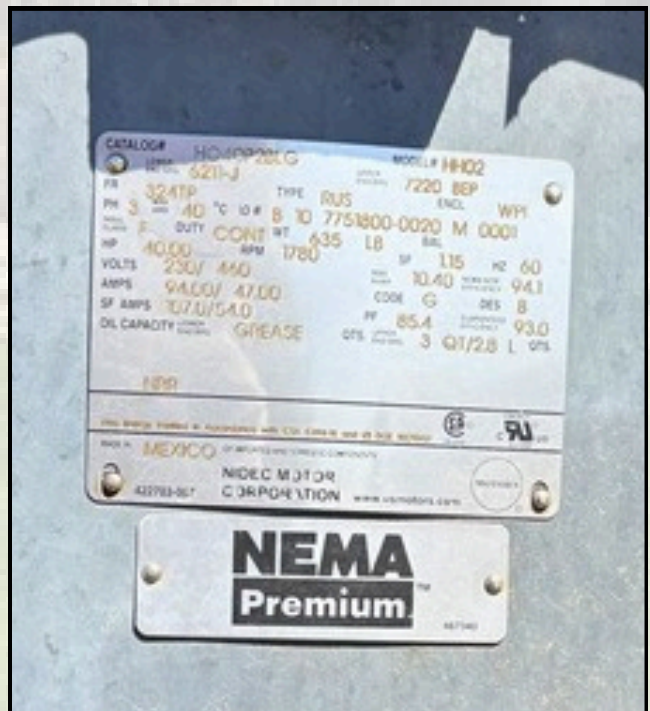
Irrigation Well

North Platte Natural Resources District certification

- **Certification #1895**
- **Certified acres: 69.62**
- **Certification type: Irrigation**
- **Registration #G-071890**
- **Allocation: 5-year - 88.6 in/acre (70 inches plus 18.6 inches carry over)**
- **GPM: 600 GPM**
- **Pump column diameter & depth: 7 inches. 10 feet.**
- **Depth: 100 ft**

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Center Pivot & Pump

- 7 Tower Reinke Center Pivot
- 40 hp motor

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Soils

High-producing Scoville Loamy
Fine Sand



Electrical Usage

Power is provided by
Roosevelt Public Power

- Residence: 2025 Annual Cost.....\$2,222.81
KWH.....13,605.00
- Irrigation: 2025 Annual Cost.....\$4,756.57
KWH.....28,120.00



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Mineral Rights

All seller-owned mineral rights are included in the asking price



Location

From Henry, Nebraska: Travel 3 miles north on the Henry road. Go east 2 miles on S-C Road, then north 1 mile on S-5 Road.

From Torrington, Wyoming: Located approximately 9 miles due east (straight line distance)



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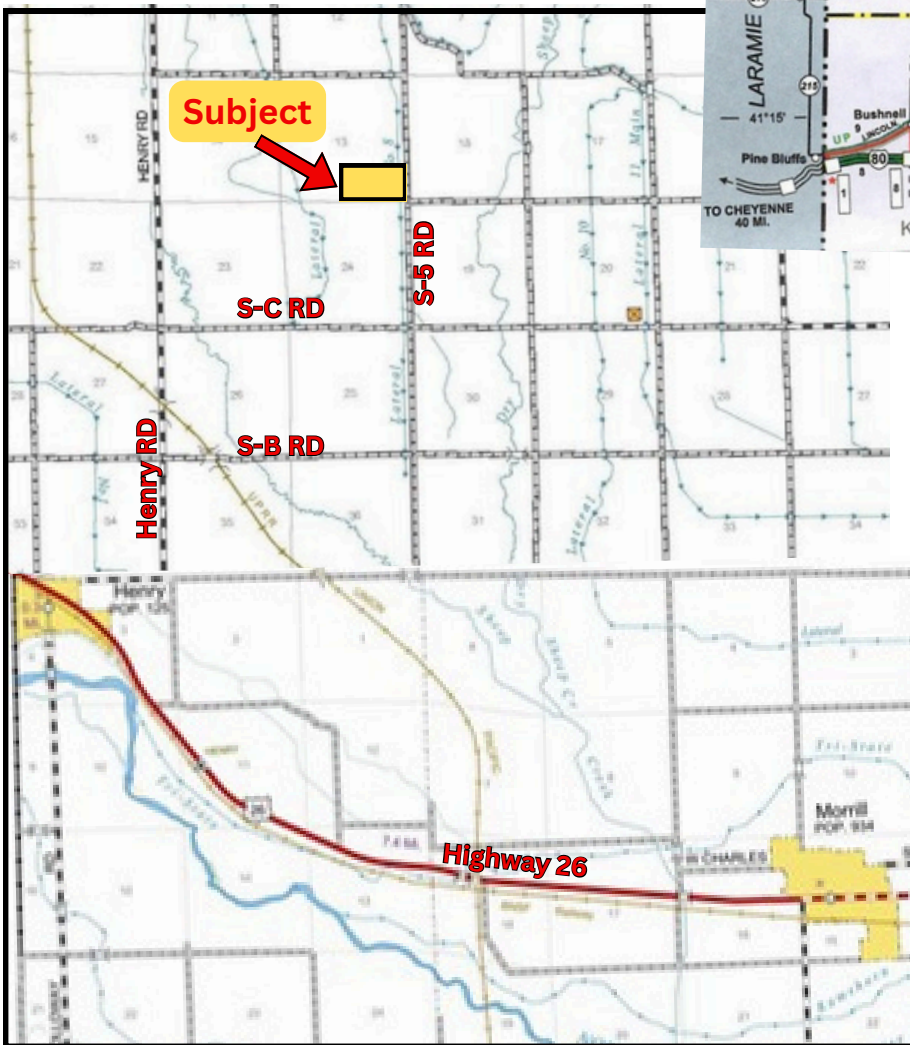
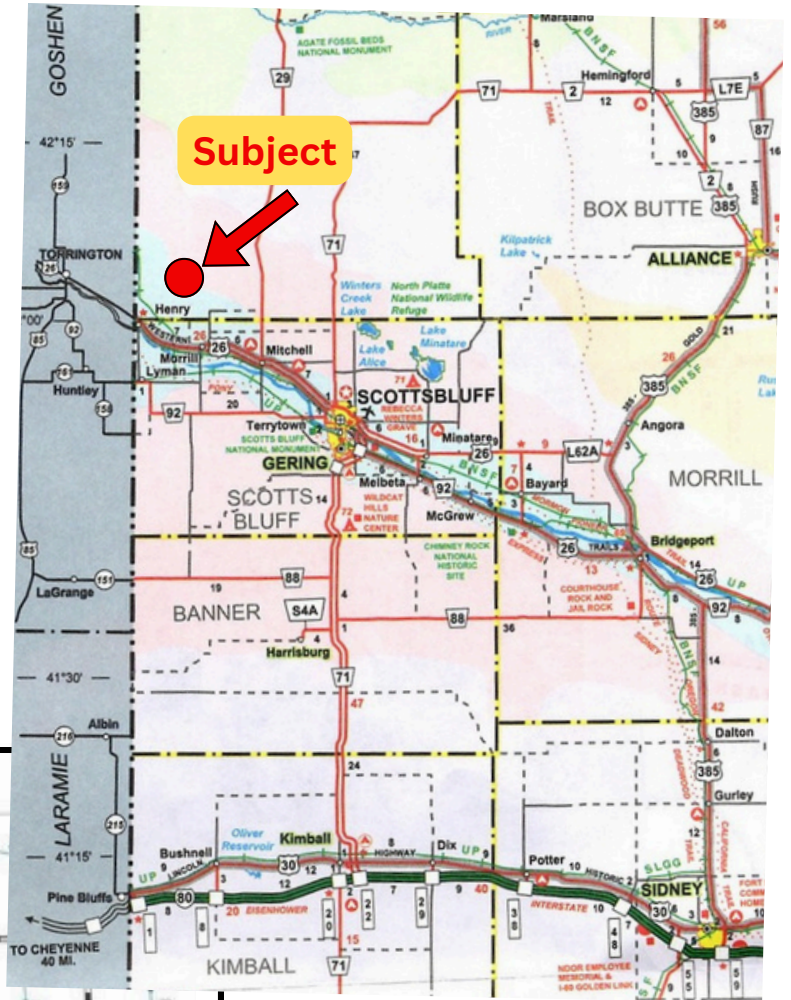


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Location Maps

Mailing address:
411 S-5 Road
Morrill, NE 69358



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



Common Land Unit
 Non-Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

2024 NAIP Pre-Production Ortho Imagery
 Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

2026 Program Year
 Map Created September 22, 2025

Farm 694

13-24-58W

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