



SUNFLOWER FARMS

Mitchell, Nebraska

Sunflower Farms is a top quality hay and grain farm in the North Platte River Valley in the far western Panhandle of

Nebraska near Scottsbluff. The property is largely in a high state of cultivation and irrigated by good quality center pivot sprinklers. The total acreage of the farm is 2,727. There are 2,087 acres irrigated (1,977 acres under pivot) and the balance of 640 acres in dryland or grass corners and building sites. The farm is located near Mitchell, NE which is and approximately 10 miles northwest from Scottsbluff. The property lies just north of the Scottsbluff County line in Sioux County and is just four miles north from Mitchell, then three miles east on CR A.

The owner estimated production for crop yields on this farm is as follows:

Corn:	185 bushels
Beans:	60 bushels
Alfalfa:	5.5 tons
Sunflowers:	2400 lbs.

Offered for \$8,000,000

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