



Jerry Sloan

Broker/Owner

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Sloan AgLand

www.SloanAgLand.com

Farm & Ranch Real Estate Sales

190500 Hwy. 71

Gering, NE 69341

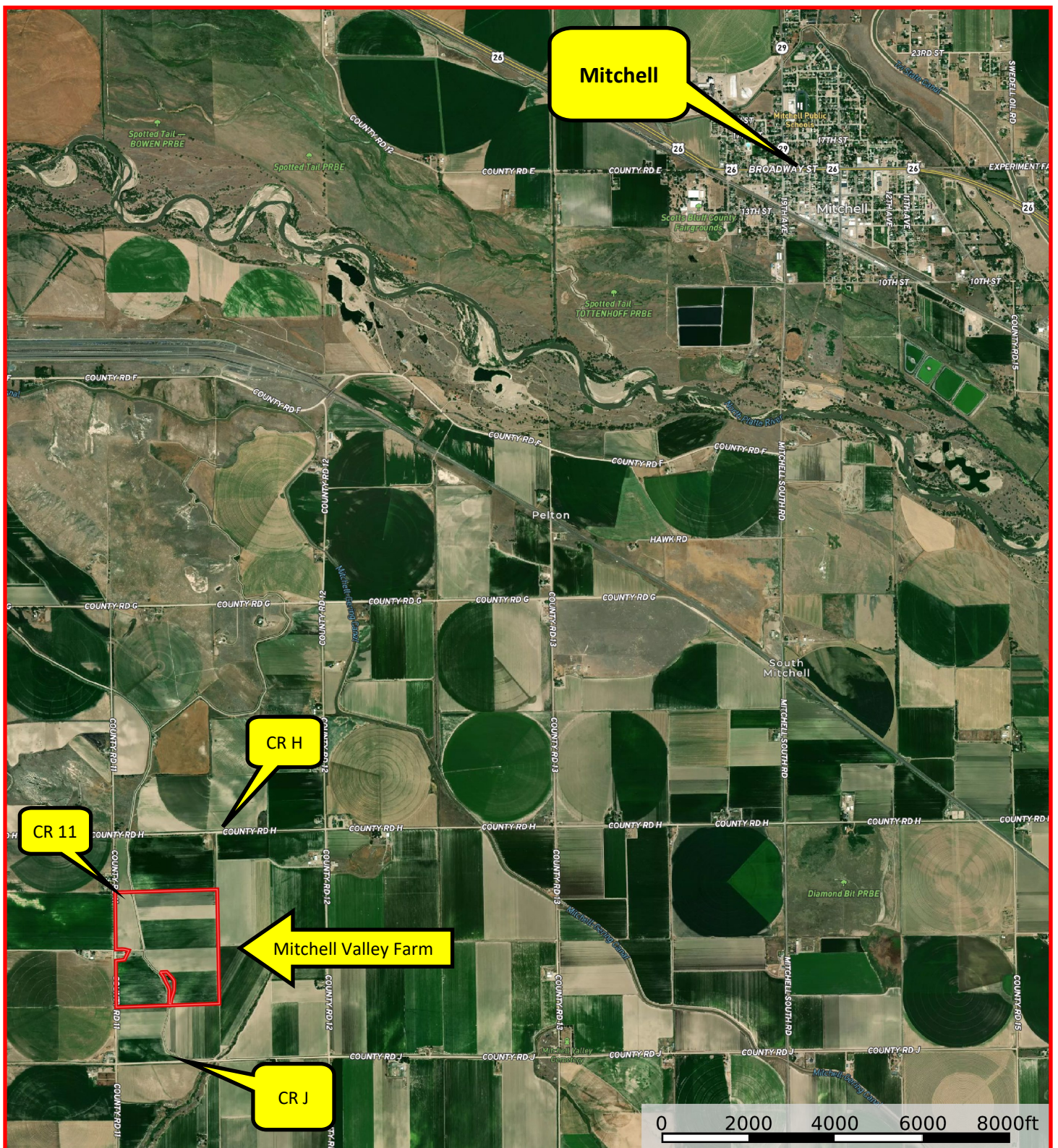
*Licensed in Nebraska
& Wyoming*

Scotts Bluff County Land For Sale



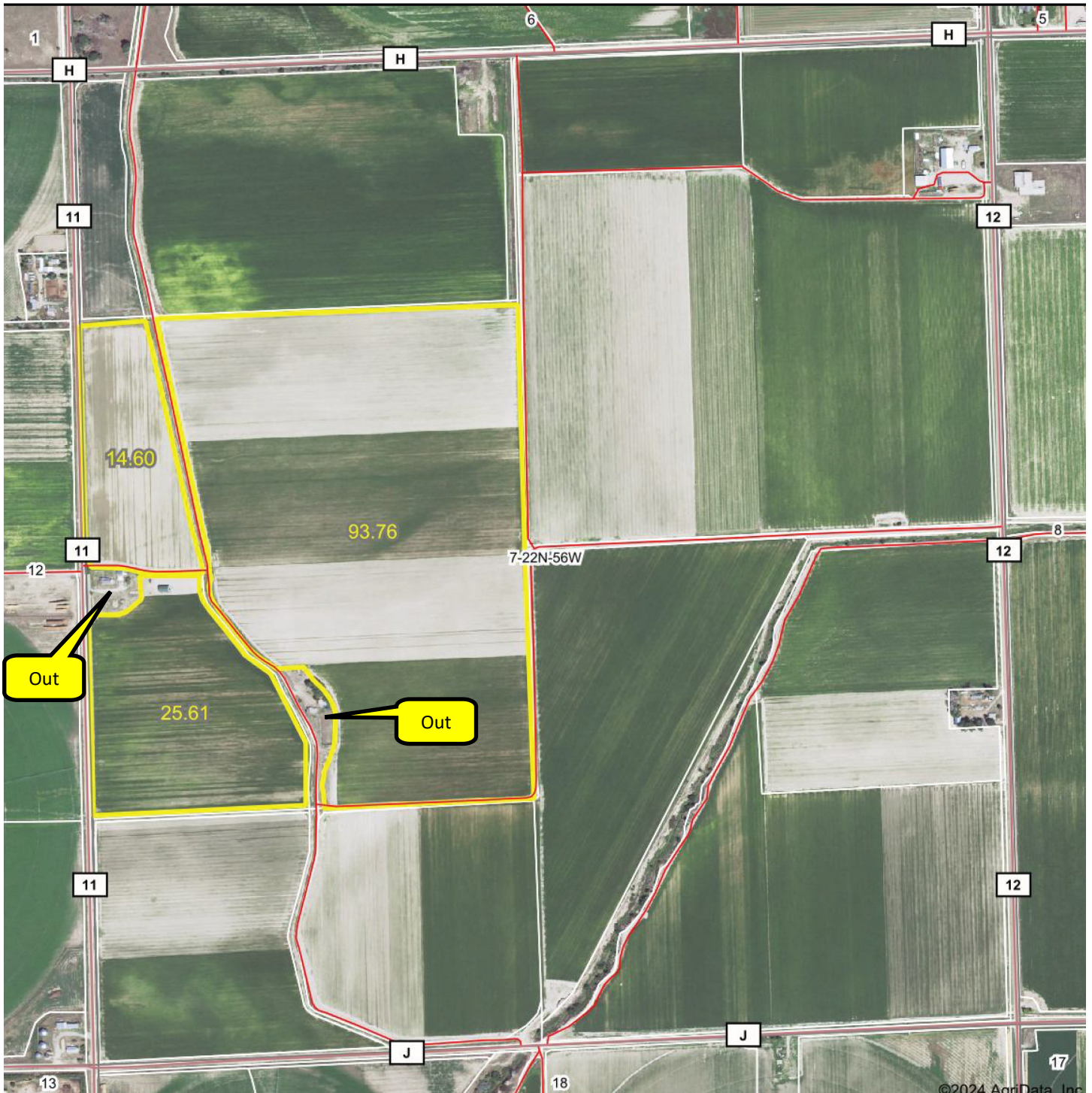
- ◆ **140+/- acres of irrigated farmland for sale** 6 miles southwest of Mitchell, Nebraska.
- ◆ **Surface Water Rights: 138 acres of surface water rights** under the Gering-Ft. Laramie Irrigation District. The 2025 assessment is \$41/acre x 138 acres = \$5,658.
- ◆ **Soils:** 91.3% Class I Mitchell silt loam; 8.7% Class II Mitchell Silt Loam.
- ◆ **Irrigation Equipment:** approximately 1,500 ft. of 10" gated pipe.
- ◆ **Outbuildings:** 1 - 30'x 50' Pole Barn building.
- ◆ **2024 Real Estate Taxes** - \$3,958.20.
- ◆ **Legal Description:** SE1/4NW1/4, NE1/4SW1/4 and Government Lots 2 & 3, EXCEPT a 2.06 acres Tract and a 1.44 acres Tract, Section 7-T22N-R56W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Listing Price is \$525,000 = \$3,750/acre.**
- ◆ **Contact:** Jerry Sloan at (308) 631-5520; Email: Jerry@SloanAgLand.com

Mitchell Valley Farm area map



Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as a general guide-

Mitchell Valley Farm aerial map

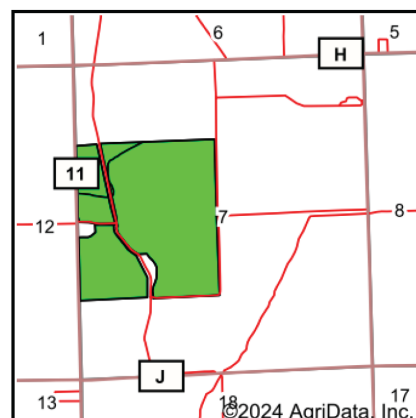


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Mitchell Valley Farm soil map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **7-22N-56W**
 Township: **Mitchell**
 Acres: **133.97**
 Date: **5/26/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE157, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
5834	Mitchell silt loam, 0 to 1 percent slopes	122.25	91.3%		IIIc	I	48	14	37
5835	Mitchell silt loam, 1 to 3 percent slopes	11.72	8.7%		IIIe	Ile	47	14	37
Weighted Average					3.00	1.09	47.9	*n 14	*n 37

*n: The aggregation method is "Weighted Average using all components"



Nebraska Panhandle Road Map

