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Sloan AgLand

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Farm & Ranch Real Estate Sales

190500 Hwy. 71
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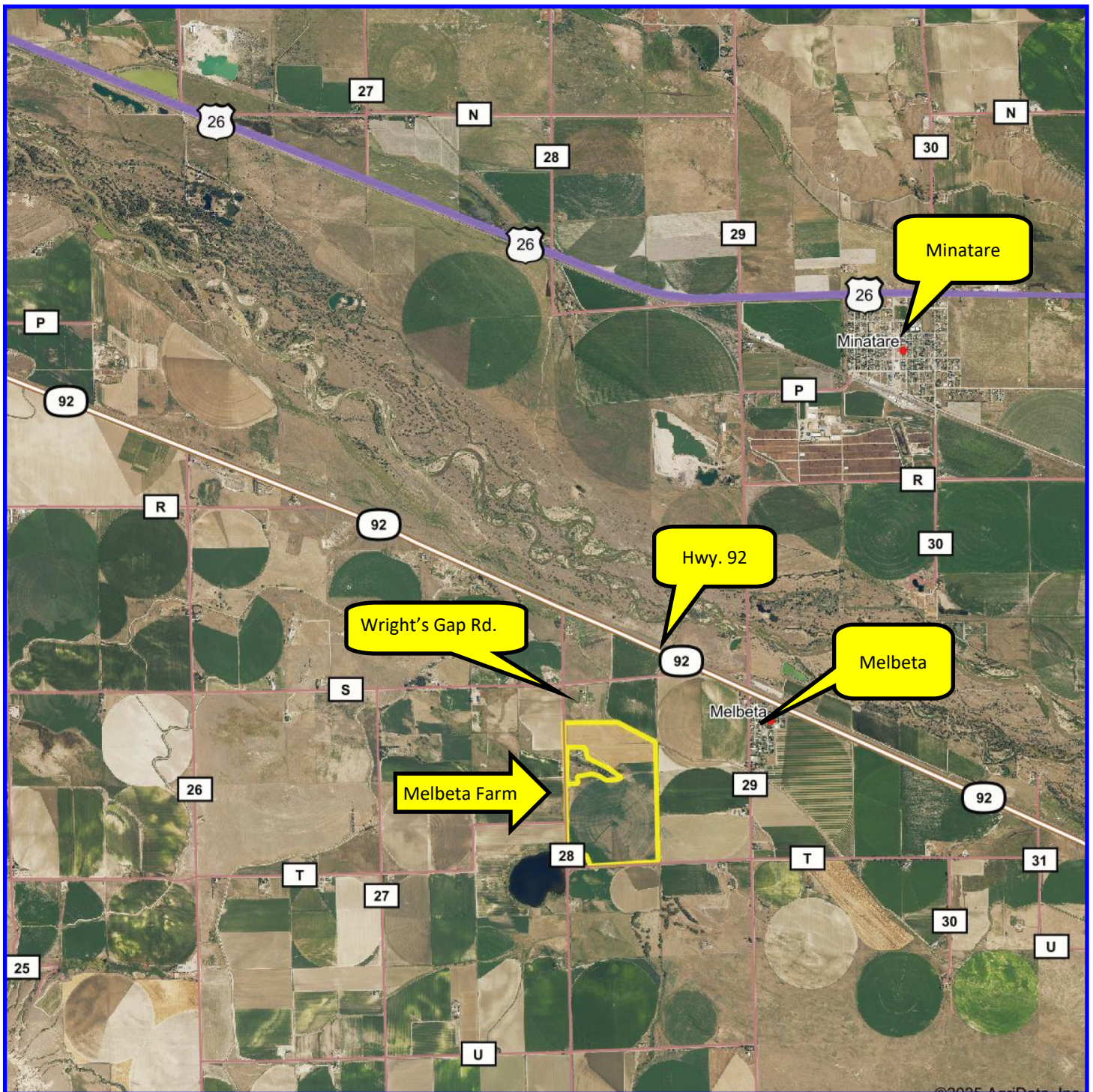
Licensed in Nebraska
& Wyoming

Scotts Bluff County Irrigated Land For Sale



- ◆ **219.5 acres of farmland with Pivots For Sale** west of Melbeta, Nebraska on Wright's Gap Road.
- ◆ **Surface Water Rights:** 197.17 acres of surface water rights under the Gering Irrigation District. Annual O & M assessment is paid in arrears and the assessment for 2024 was \$25/acre x 197.17 = \$4,929.25.
- ◆ **Irrigation Equipment:** 1-2024 Valley 7 tower Pivot with 15hp booster pump covering 50+/- acres; 1- Pierce 7 tower Pivot with 20hp turbine pump covering 120+/- acres.
- ◆ **2024 Real Estate Taxes:** \$7,040.52
- ◆ **Soils:** 82.8% Class I & Class II Mitchell Silt Loams & Otero-Bayard fine sandy loams.
- ◆ **Legal Description:** Part of S1/2NW1/4, Part of SW1/4 of Section 24 - T21N - R54W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$987,750 = \$4,500/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

Area Map



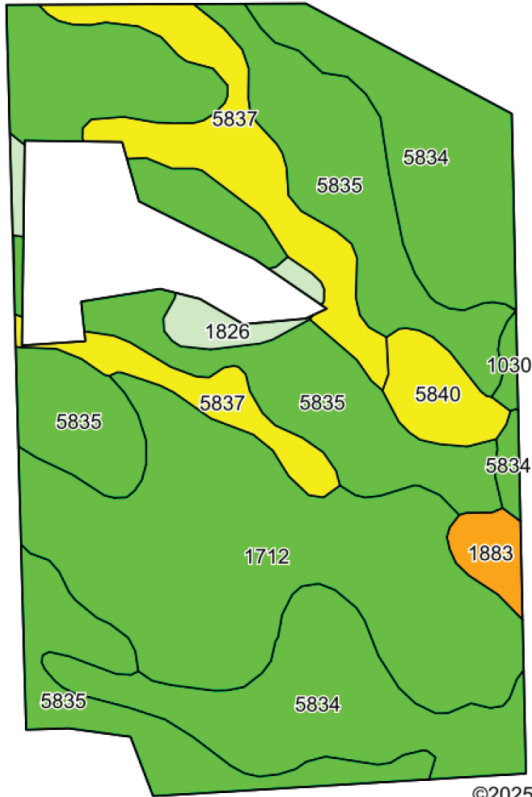
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Aerial Map

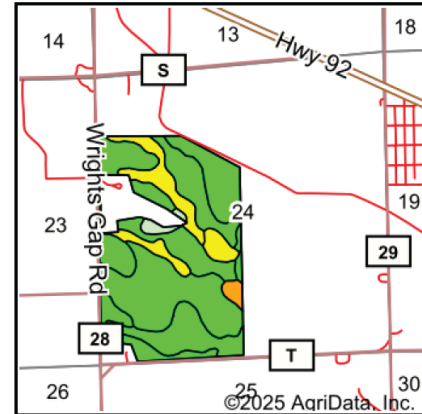


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Soil Map



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State: **Nebraska**
 County: **Scotts Bluff**
 Location: **24-21N-54W**
 Township: **Castle Rock**
 Acres: **212.73**
 Date: **7/29/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
5835	Mitchell silt loam, 1 to 3 percent slopes	76.96	36.2%		IIIe	Ile	47	14	38
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	53.44	25.1%		IIIe	Ile	41	11	31
5834	Mitchell silt loam, 0 to 1 percent slopes	45.70	21.5%		IIIc	I	48	14	38
5837	Mitchell silt loam, 3 to 6 percent slopes	22.53	10.6%		IIIe	IIIe	46	14	38
5840	Mitchell silt loam, thin, 1 to 6 percent slopes	5.88	2.8%		IIIe	IIIe	46	14	38
1826	Sulco complex, 9 to 60 percent slopes	4.00	1.9%		VIIe		2	5	8
1883	Valent-Dwyer loamy fine sands, rolling	3.27	1.5%		VIe	IVe	17	6	18
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	0.95	0.4%		IIIe	Ile	28	9	26
Weighted Average					3.12	*-	44.2	*n 12.9	*n 35.3

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Nebraska Panhandle Road Map

