



Jerry Sloan

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Sloan AgLand

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Farm & Ranch Real Estate Sales

*190500 Hwy. 71
Gering, NE 69341*

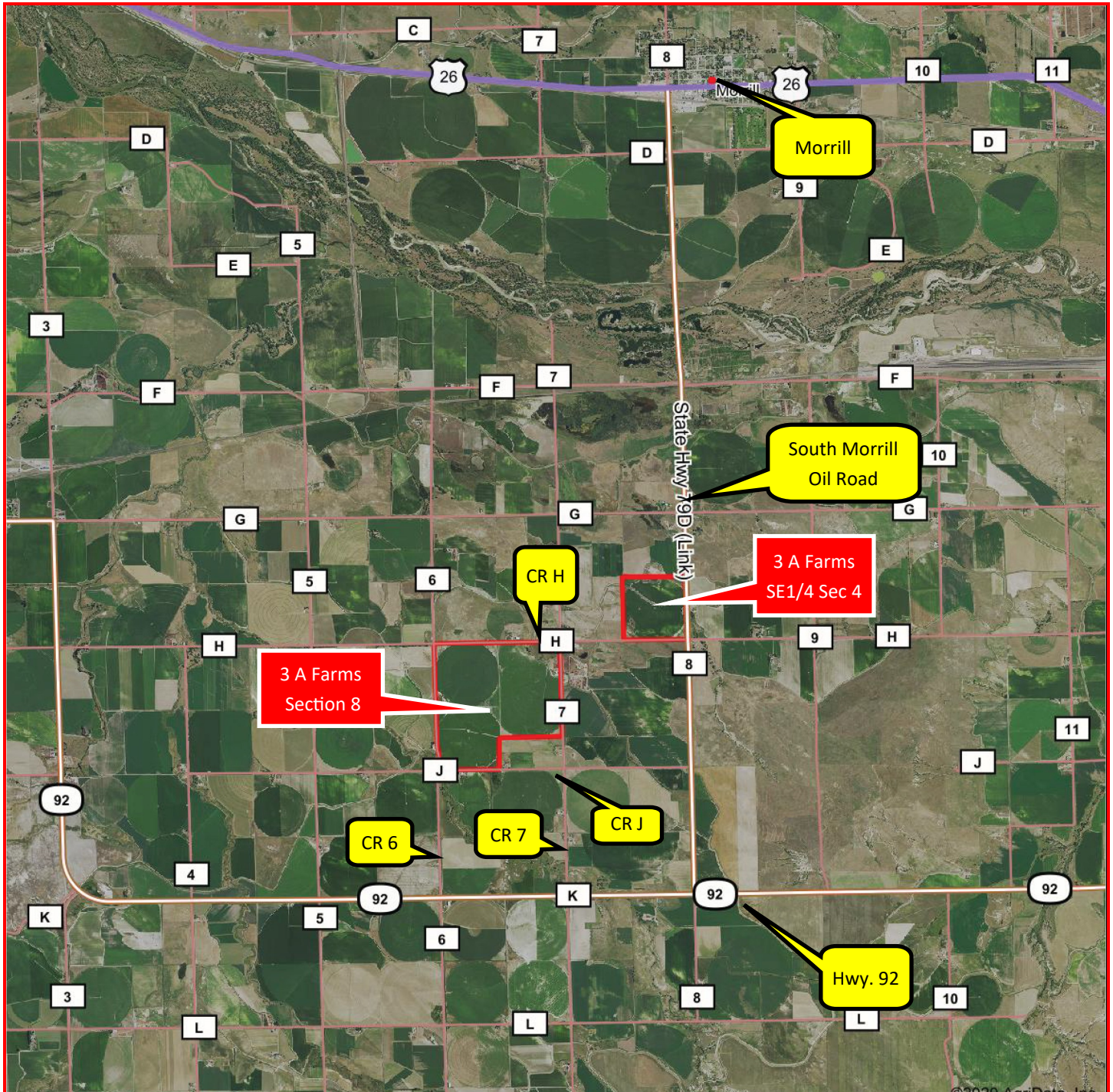
**Licensed in Nebraska
& Wyoming**

Scotts Bluff County Land For Sale



- ◆ **712 acres** located south of Morrill, Nebraska with **577+/- pivot irrigated acres**.
- ◆ **40,000 bushels of corn/year** farm lease expiring February 28, 2025.
- ◆ **Surface Water Rights: 613.6 acres of Surface Water Rights** with the Gering-Ft. Laramie Irrigation District. O & M water assessment for 2020 is \$31.25/acre = \$19,175.
- ◆ **Irrigation Equipment:** 4 - Reinke 7 tower & 1 - 4 tower center pivot irrigation systems; 3 - 25 HP turbine pumps/ motors & 1 - 40 HP turbine pump/motor.
- ◆ **Grain Bins:** 3 - 30,000 bu. & 2 - 12,000 bu. Grain bins for total storage of 114,000 bu.
- ◆ **Buildings:** 1 - 2,040 sq.ft. (51' x 40'), 1 - 1,230 sq.ft. (41' x 30'), 1 - 1,440 sq.ft. (48' x 30') metal buildings. Older home with 2 bed/1 bath (needs repair to live in).
- ◆ **Feedlots:** 1 - 300 head feedlot w/480' of bunk & 1 - 250 to 300 head feedlot with 400' of bunk.
- ◆ **2019 Real Estate Taxes:** \$28,367.40.
- ◆ **Soils:** See soil maps for Section 8 & SE1/4 Section 4.
- ◆ **Legal Description:** SE1/4 Section 4; NW1/4, SW1/4, NE1/4, N1/2SE1/4 Section 8 -T22N-R57W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$2,490,000.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

3 A Farms Area Map



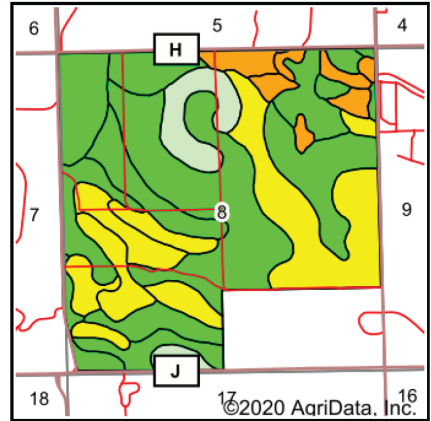
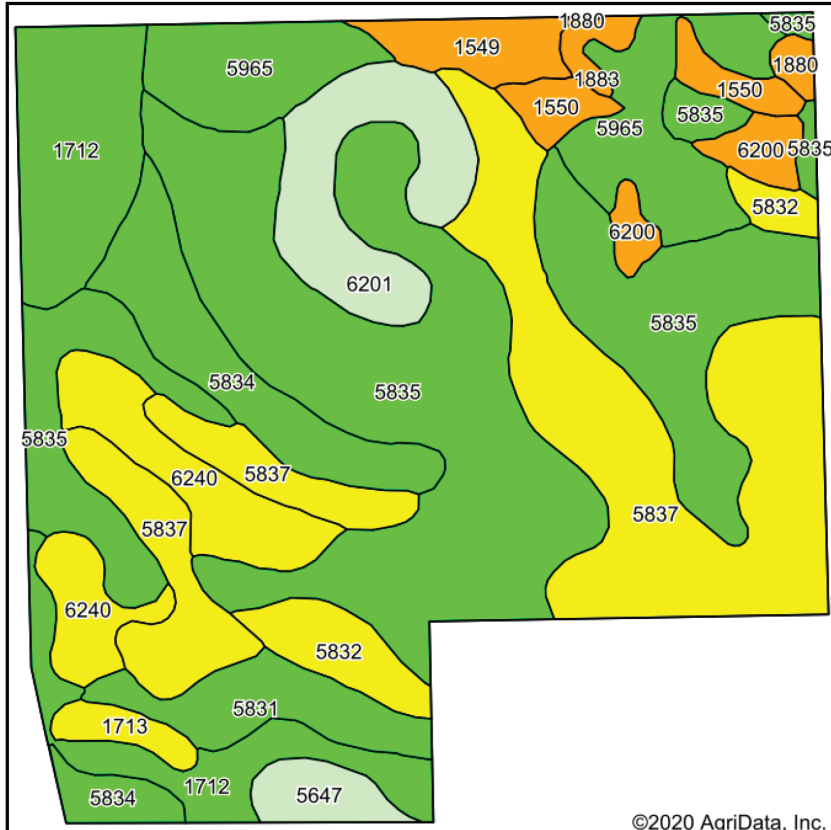
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

3 A Farms Section 8 aerial map



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3 A Farms Section 8 soil map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **8-22N-57W**
 Township: **Kiowa**
 Acres: **548.1**
 Date: **9/23/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

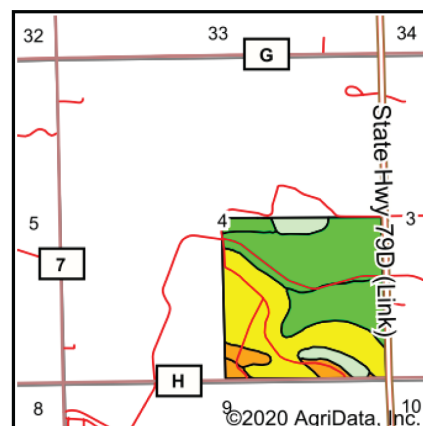
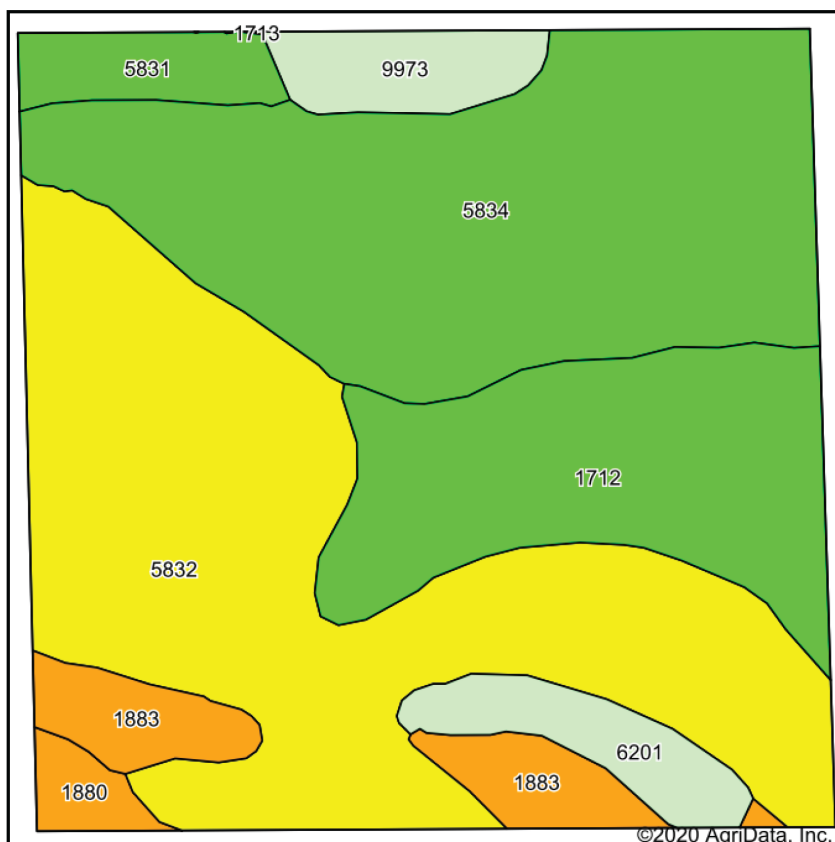
| Area Symbol: NE157 Soil Area Version: 19 | | | | | | | | | | |
|--|---|--------|------------------|------------------|---------------|-----------|------|---------------|-----------------------|--|
| Code | Soil Description | Acres | Percent of field | Irr class Legend | Non-Irr Class | Irr Class | SRPG | *n NCCPI Corn | *n NCCPI Small Grains | |
| 5835 | Mitchell silt loam, 1 to 3 percent slopes | 179.15 | 32.7% | | Ille | Ile | 47 | 14 | 25 | |
| 5837 | Mitchell silt loam, 3 to 6 percent slopes | 106.78 | 19.5% | | Ille | Ille | 46 | 14 | 25 | |
| 1712 | Otero-Bayard fine sandy loams, 0 to 3 percent slopes | 49.98 | 9.1% | | Ille | Ile | 41 | 11 | 21 | |
| 5965 | Jayem fine sandy loam, 0 to 3 percent slopes | 43.34 | 7.9% | | Ille | Ile | | 15 | 22 | |
| 5834 | Mitchell silt loam, 0 to 1 percent slopes | 32.10 | 5.9% | | Ille | I | 48 | 14 | 26 | |
| 6240 | Keota silt loam, 1 to 3 percent slopes | 29.37 | 5.4% | | Ille | Ille | 21 | 7 | 14 | |
| 6201 | Epping silt loam, 3 to 30 percent slopes | 29.19 | 5.3% | | Vls | | 5 | 6 | 11 | |
| 5831 | Mitchell fine sandy loam, 0 to 3 percent slopes | 17.48 | 3.2% | | Ille | Ile | 45 | 12 | 23 | |
| 5832 | Mitchell fine sandy loam, 3 to 6 percent slopes | 14.56 | 2.7% | | Ille | Ille | 44 | 12 | 23 | |
| 1549 | Dailey and Valent loamy fine sands, 0 to 3 percent slopes | 10.45 | 1.9% | | IVe | IVe | 18 | 7 | 15 | |
| 1550 | Dailey and Valent loamy fine sands, 3 to 6 percent slopes | 9.59 | 1.7% | | Vle | IVe | 18 | 7 | 13 | |
| 6200 | Epping silt loam, 1 to 3 percent slopes | 8.08 | 1.5% | | Vls | IVs | 7 | 6 | 13 | |
| 5647 | Janise soils, rarely flooded | 7.52 | 1.4% | | Vls | | 15 | 1 | 9 | |
| 1713 | Otero-Bayard fine sandy loams, 3 to 6 percent slopes | 4.98 | 0.9% | | IVe | Ille | 41 | 11 | 21 | |
| 1883 | Valent-Dwyer loamy fine sands, rolling | 3.17 | 0.6% | | Vle | IVe | 17 | 6 | 11 | |
| 1880 | Valent-Dwyer fine sands, rolling | 2.36 | 0.4% | | Vle | IVe | 17 | 5 | 11 | |
| Weighted Average | | | | | | | 36.4 | *n 12.2 | *n 22 | |

3 A Farms SE1/4 Section 4 aerial map



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3 A Farms SE1/4 Section 4 soil map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **4-22N-57W**
 Township: **Kiowa**
 Acres: **156.3**
 Date: **9/23/2020**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | Irr class Legend | Non-Irr Class | Irr Class | SRPG | *n NCCPI Corn | *n NCCPI Small Grains |
|------------------|--|-------|------------------|------------------|---------------|-----------|------|---------------|-----------------------|
| 5832 | Mitchell fine sandy loam, 3 to 6 percent slopes | 57.33 | 36.7% | | IIIe | IIIe | 44 | 12 | 23 |
| 5834 | Mitchell silt loam, 0 to 1 percent slopes | 48.65 | 31.1% | | IIIc | I | 48 | 14 | 26 |
| 1712 | Otero-Bayard fine sandy loams, 0 to 3 percent slopes | 25.21 | 16.1% | | IIIe | Ile | 41 | 11 | 21 |
| 1883 | Valent-Dwyer loamy fine sands, rolling | 7.97 | 5.1% | | VIe | IVe | 17 | 6 | 11 |
| 6201 | Epping silt loam, 3 to 30 percent slopes | 5.57 | 3.6% | | VIe | | 5 | 6 | 11 |
| 9973 | Badland | 5.03 | 3.2% | | VIIIs | | 0 | 3 | 7 |
| 5831 | Mitchell fine sandy loam, 0 to 3 percent slopes | 4.47 | 2.9% | | IIIe | Ile | 45 | 12 | 23 |
| 1880 | Valent-Dwyer fine sands, rolling | 2.07 | 1.3% | | VIe | IVe | 17 | 5 | 11 |
| Weighted Average | | | | | | | 40.2 | *n 11.6 | *n 21.9 |

Nebraska Panhandle Road Map

