



**Jerry Sloan**

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# Sloan AgLand

*[www.SloanAgLand.com](http://www.SloanAgLand.com)*

*Farm & Ranch Real Estate Sales*

*190500 Hwy. 71*  
*Gering, NE 69341*

*Licensed in Nebraska*  
*& Wyoming*

## **Scotts Bluff County Irrigated Land For Sale**

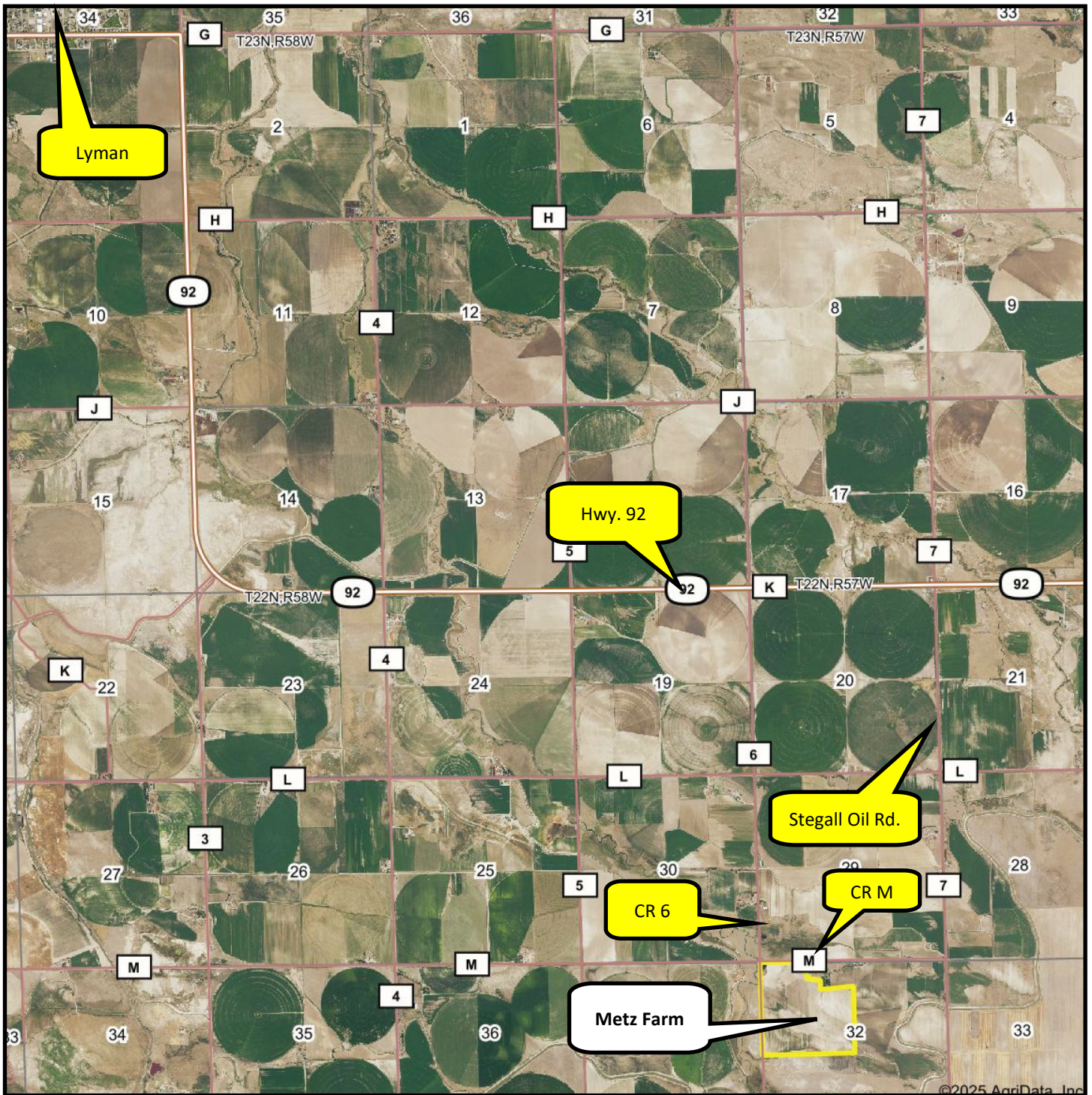


### **Metz Farm**

- ◆ **138 acres of farmland for sale** 8 miles southeast of Lyman, Nebraska. The farm is east of CR 6 & south of CR M.
- ◆ **Surface Water Rights:** 117.4 acres of surface water rights under the Gering-Ft. Laramie Irrigation District. The 2025 O & M assessments are \$41/acre x 117.4 = \$4,813.40.
- ◆ **2024 Real Estate Taxes:** \$3,013
- ◆ **Soils:** 55.7% Class I & Class II Mitchell Silt Loams, 27.8% Class IV Keota-Epping & Keota Silt Loams.
- ◆ **Legal Description:** Part of the NW1/4 of Section 32-T22N-R57W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$275,000 = \$1,992.75/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: [Jerry@SloanAgLand.com](mailto:Jerry@SloanAgLand.com)



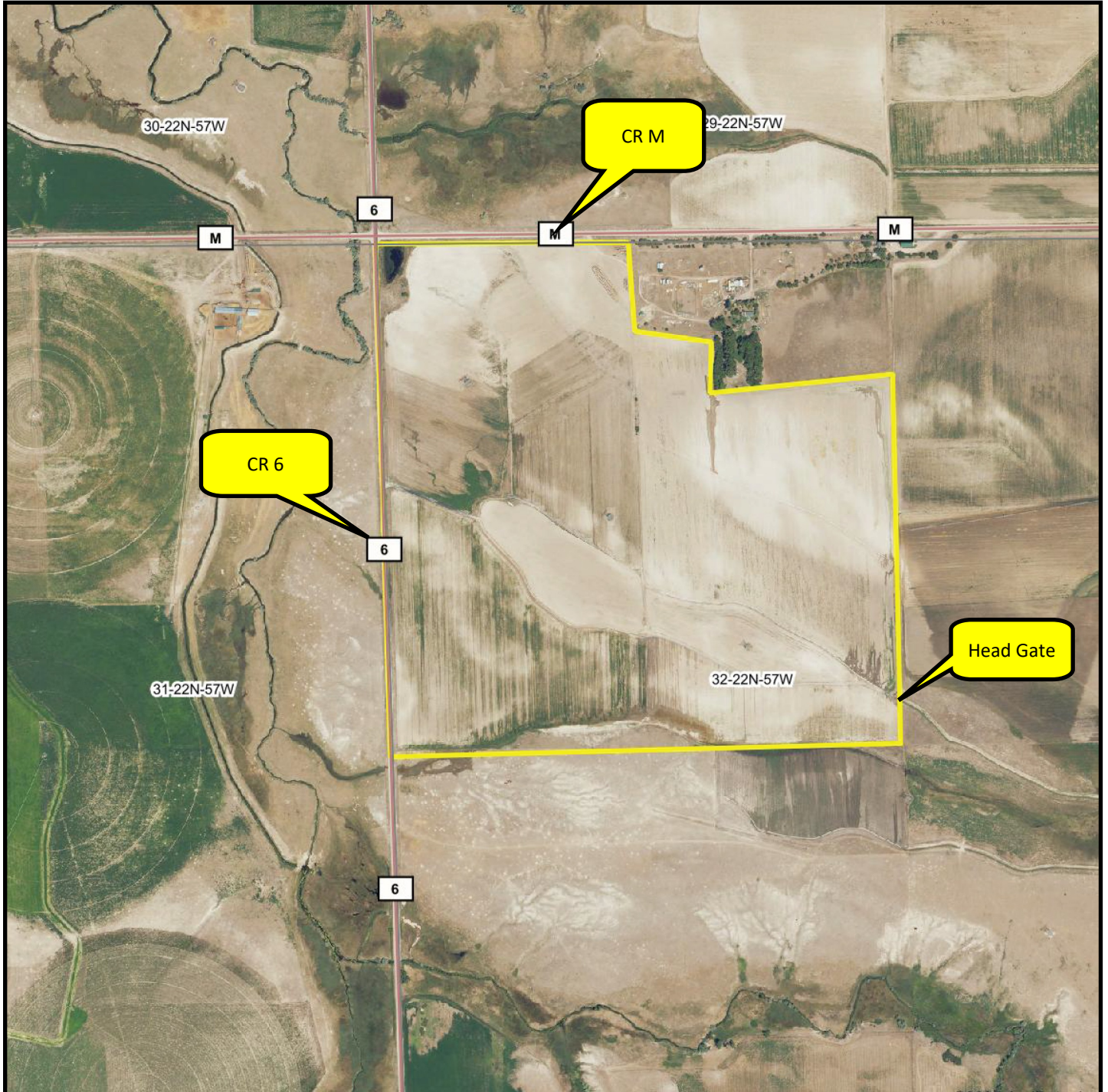
## Area Map



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.

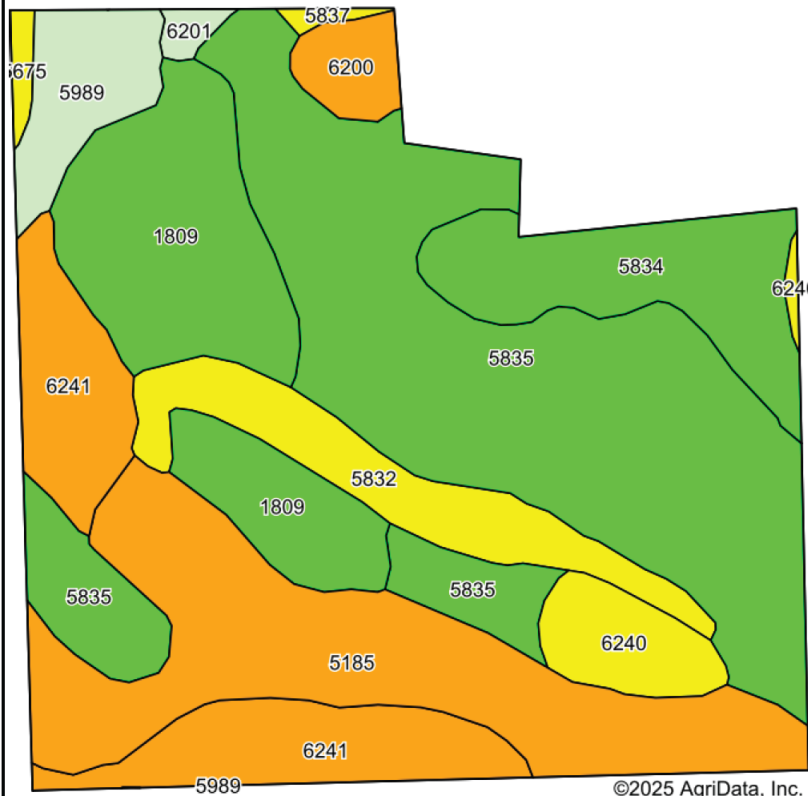


## Aerial Map

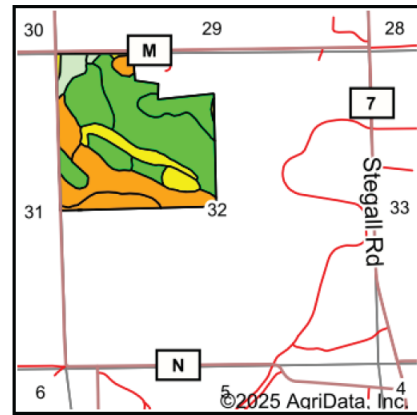


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# Soil Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **32-22N-57W**  
 Township: **Kiowa**  
 Acres: **136.62**  
 Date: **7/30/2025**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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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	46.69	34.1%		IIle	Ile	47	14	38
5185	Keota-Epping silt loams, 6 to 9 percent slopes	24.00	17.6%		VIe	IVe	14	7	21
1809	Satanta fine sandy loam, 1 to 3 percent slopes	18.99	13.9%		IIle	Ile	55	12	37
6241	Keota silt loam, 3 to 6 percent slopes	13.94	10.2%		IVe	IVe	21	7	22
5834	Mitchell silt loam, 0 to 1 percent slopes	10.56	7.7%		IIlc	I	48	14	38
5832	Mitchell fine sandy loam, 3 to 6 percent slopes	8.82	6.5%		IIle	IIIe	44	12	34
5989	Rock outcrop-Epping complex	5.03	3.7%		VIIIs		0	1	3
6240	Keota silt loam, 1 to 3 percent slopes	4.44	3.2%		IIle	IIIe	21	7	23
6200	Epping silt loam, 1 to 3 percent slopes	2.42	1.8%		VIIs	IVs	7	6	20
5675	Yockey loam, occasionally flooded	0.67	0.5%		IVs	IIIs	11	7	20
6201	Epping silt loam, 3 to 30 percent slopes	0.67	0.5%		VIIs		5	6	17
5837	Mitchell silt loam, 3 to 6 percent slopes	0.39	0.3%		IIle	IIIe	46	14	38
Weighted Average					3.85	*-	35.9	*n 10.7	*n 30.7

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

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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# Nebraska Panhandle Road Map

