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Sloan AgLand

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Farm & Ranch Real Estate Sales

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*Licensed in Nebraska
& Wyoming*

Scotts Bluff County Land For Sale



193+/- irrigated acres (173+/- acres under Valley Pivot & 20+/- acres gravity irrigated) and 44 grass acres (245.51 tax assessed acres) located on the Scotts Bluff County/Morrill County line 13 miles east of Scottsbluff, Nebraska. The farm is on the west side of CR 37 and the south side of CR J.

Surface Water Rights: **226.3 acres of surface water rights** under Pathfinder Irrigation District. Annual O & M assessment is \$36/acre x 226.3 acres = \$8,146.80.

Irrigation Equipment: 11 tower Valley Center Pivot Irrigation System; 30HP turbine pump & motor with single phase rotary converter.

2023 Real Estate Taxes: \$7,413.72.

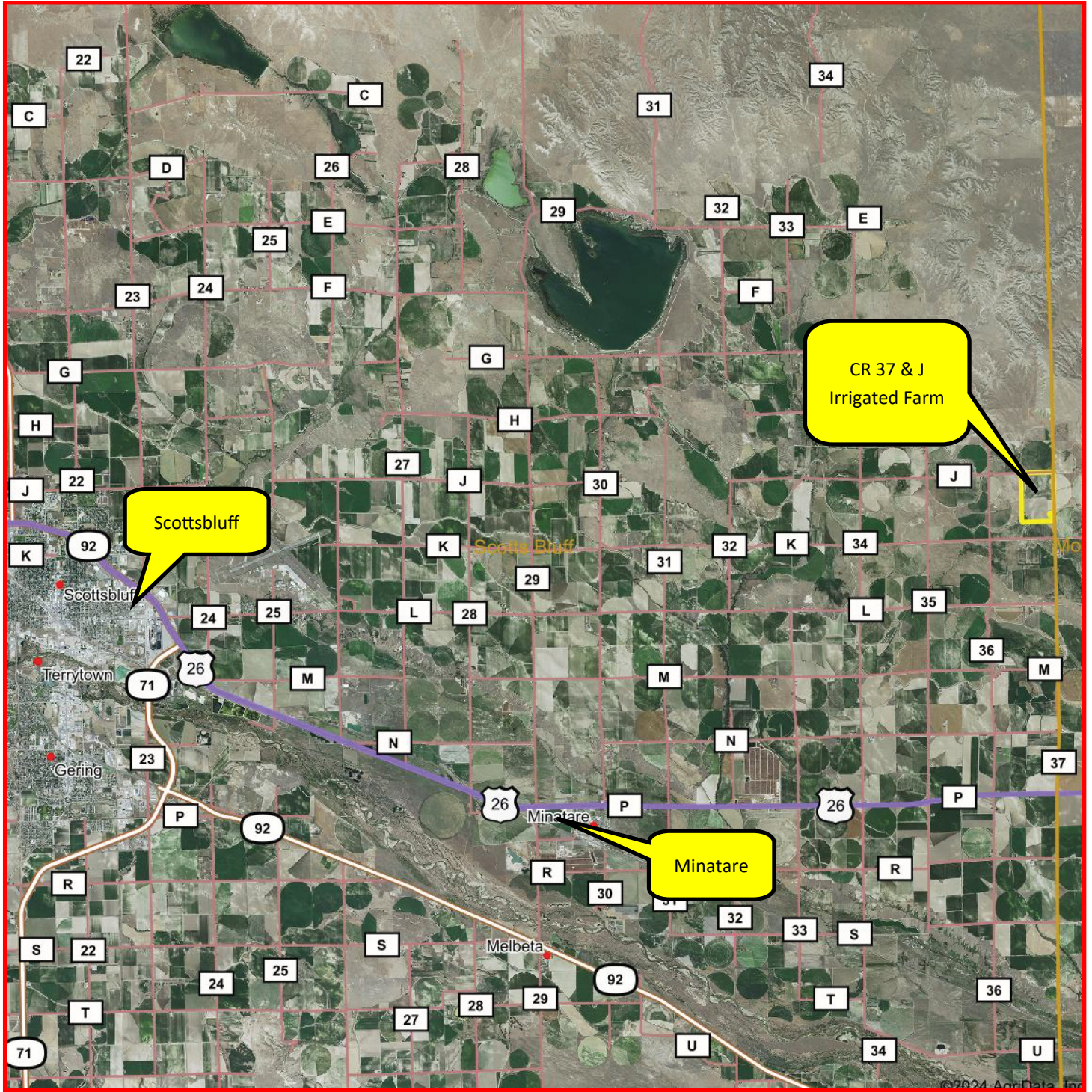
Soils: **47.7% Class II** Otero very fine sandy loam, 0-3% slope; **42.4% Class III** Otero very fine sandy loam & Otero-Bayard fine sandy loam, 3-6% slope.

Legal Description: NE1/4 and N1/2SE1/4, (Except a 2.06+/- acres Tract in N1/2SE1/4) of Section 17 – T22N – R52W of the 6th P.M., Scotts Bluff County, Nebraska.

Asking Price is \$795,000 = \$3,245/tax assessed acre.

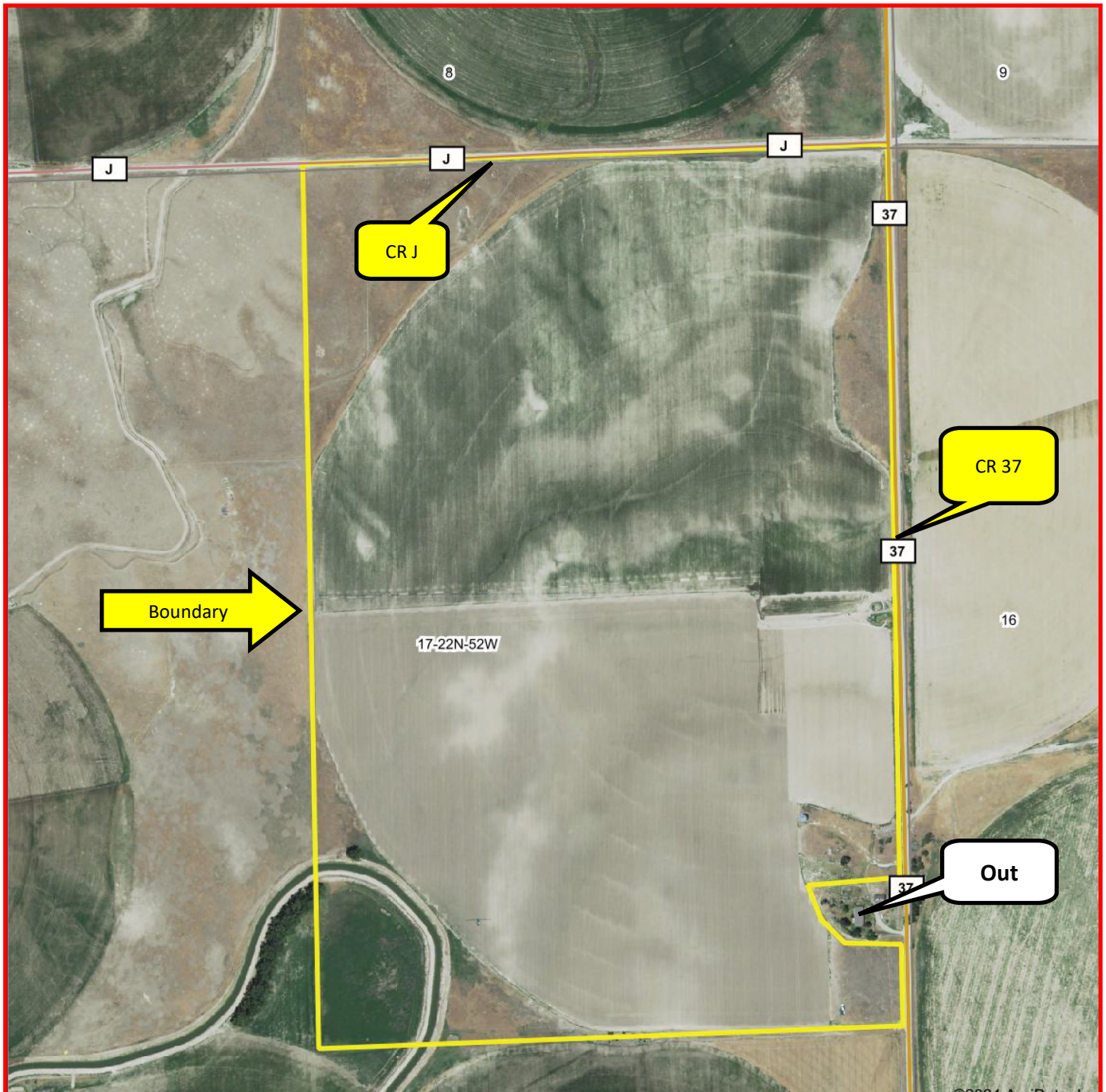
Listing Agent: Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

CR 37 & J Irrigated Farm area map



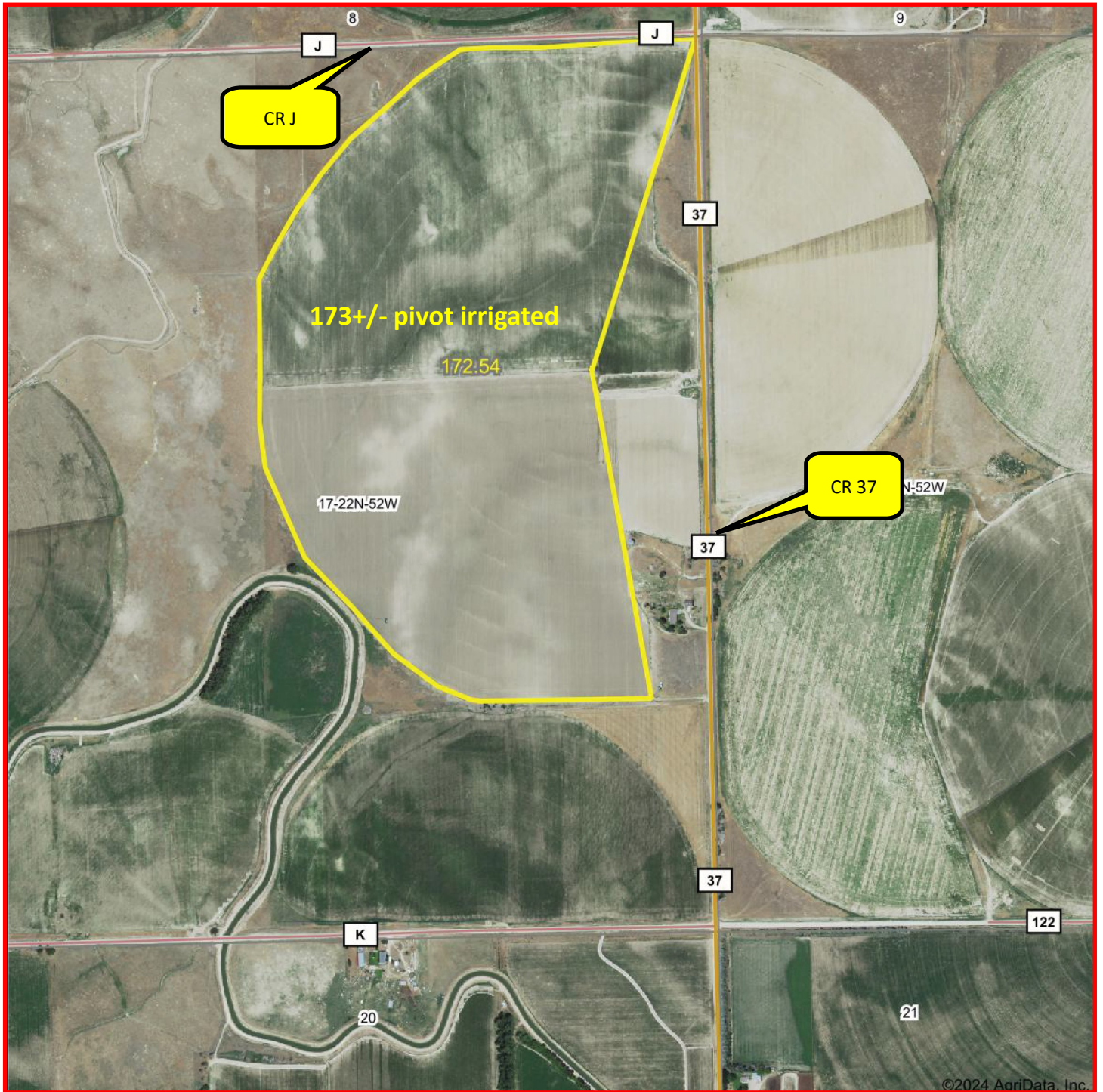
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

CR 37 & J Farm aerial map



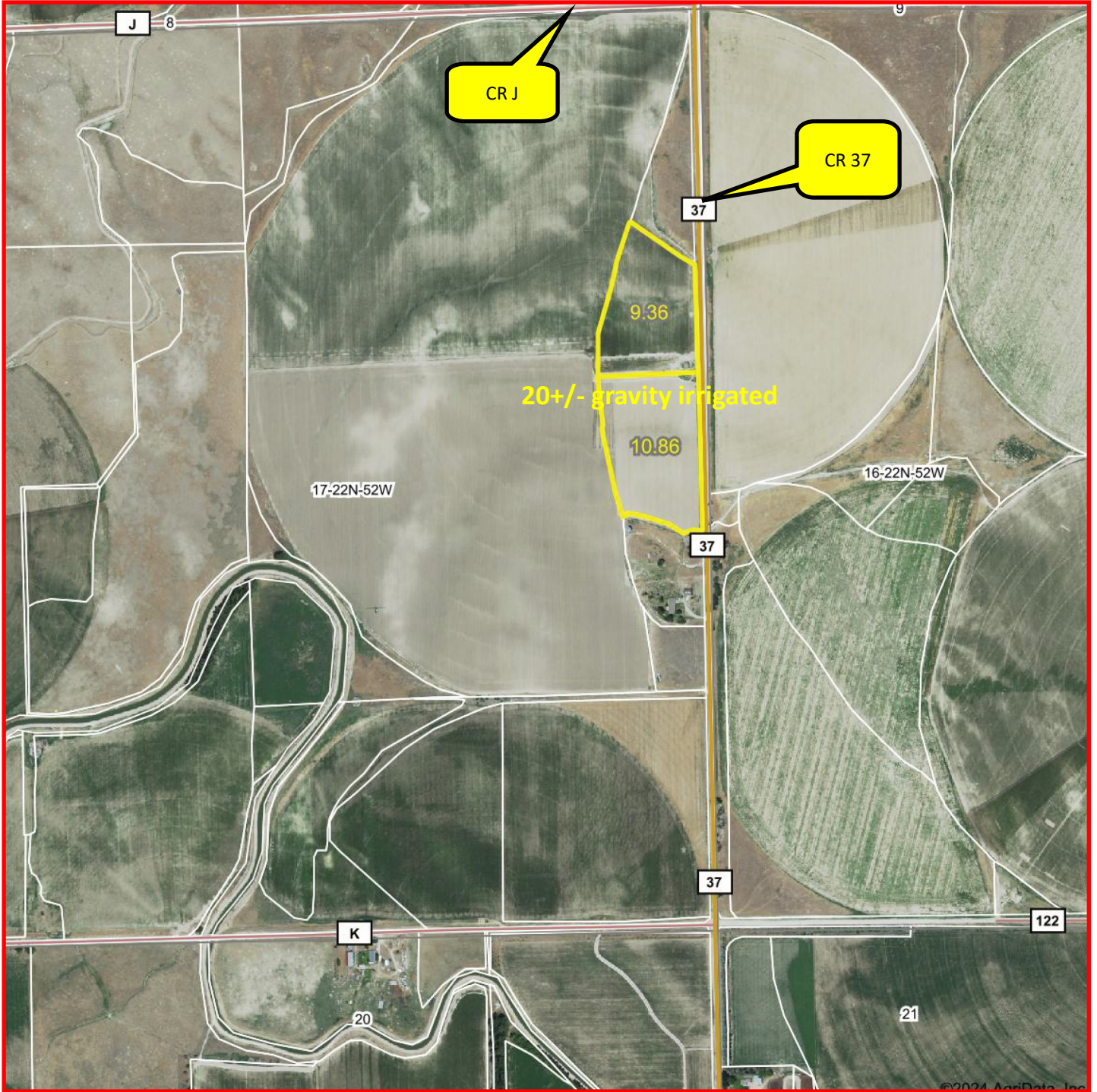
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CR 37 & J Farm Pivot Irrigated Acres map



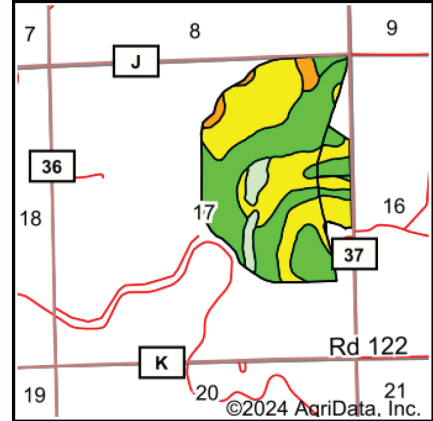
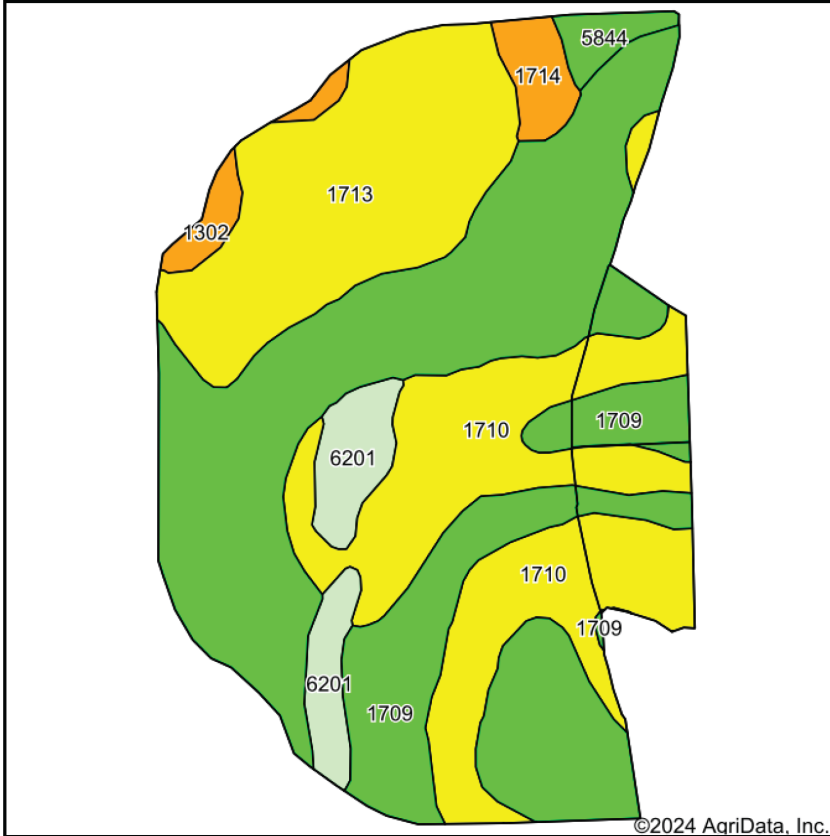
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CR 37 & J Farm Gravity Irrigated Acres map



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CR 37 & J soils map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **17-22N-52W**
 Township: **Highland**
 Acres: **199.48**
 Date: **11/9/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
1709	Otero very fine sandy loam, 0 to 3 percent slopes	95.10	47.7%		IIIe	Ile	43	17	37
1710	Otero very fine sandy loam, 3 to 6 percent slopes	46.80	23.5%		IVe	IIIe	42	17	37
1713	Otero-Bayard fine sandy loams, 3 to 6 percent slopes	37.68	18.9%		IVe	IIIe	41	11	31
6201	Epping silt loam, 3 to 30 percent slopes	9.99	5.0%		VIIs		5	6	16
1714	Otero-Bayard fine sandy loams, 6 to 9 percent slopes	4.08	2.0%		IVe	IVe	39	11	30
1302	Bayard fine sandy loam, 6 to 9 percent slopes	3.15	1.6%		IVe	IVe	40	11	30
5844	Mitchell very fine sandy loam, 1 to 3 percent slopes	2.68	1.3%		IIIe	Ile	46	12	33
Weighted Average					3.61	*-	40.4	*n 15	*n 34.5

*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

