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Sloan AgLand

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Farm & Ranch Real Estate Sales

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& Wyoming*

Scotts Bluff County Land For Sale



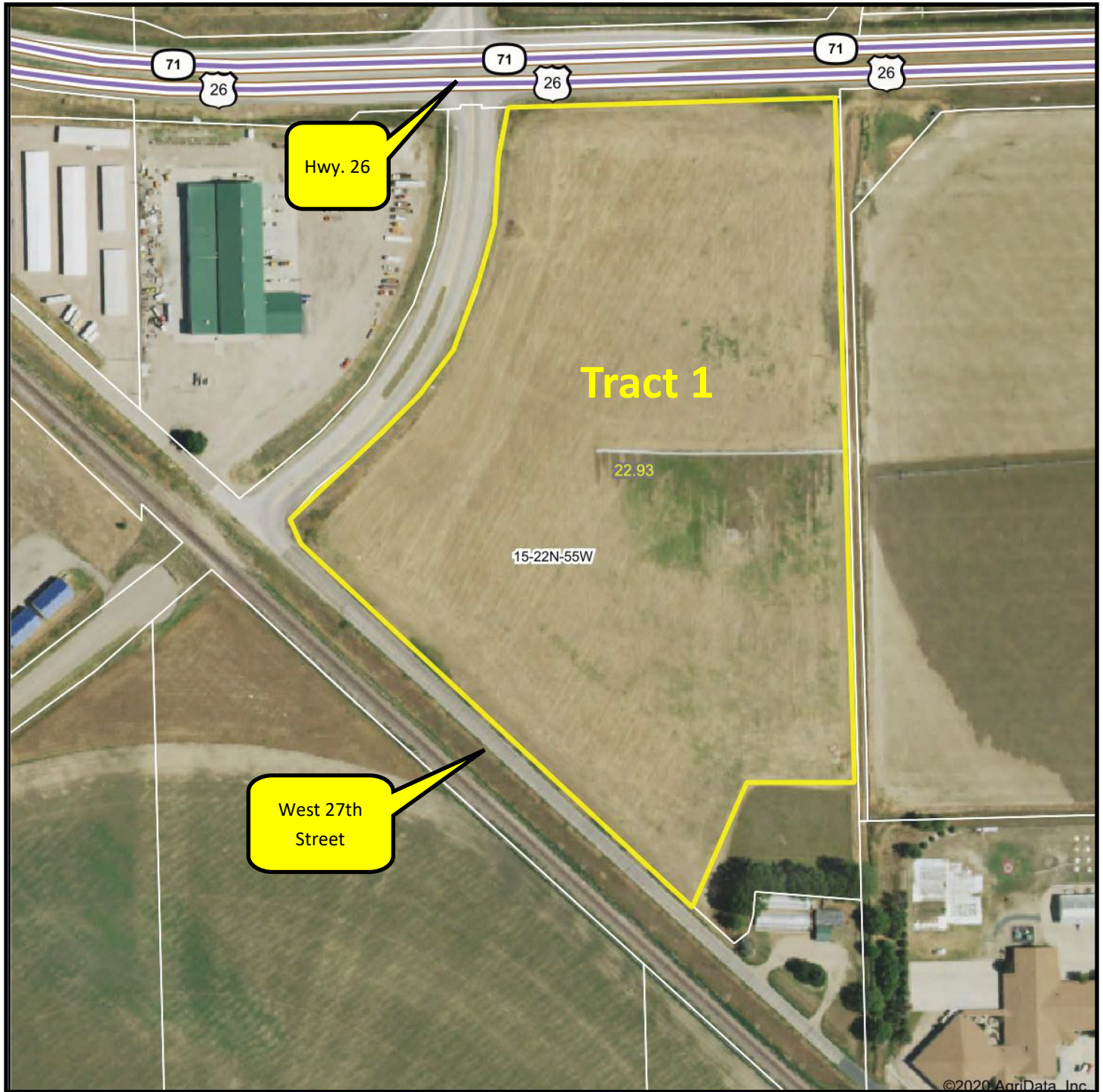
- ◆ **22.52 acres of commercial land for sale** west of Walmart in Scottsbluff, Nebraska.
- ◆ **Zoning:** C-3 Heavy Commercial
- ◆ **Surface Water Rights:** 10 acres of surface water rights under the Enterprise Irrigation District.
- ◆ **2024 Real Estate Taxes:** \$638.06.
- ◆ **Soils:** 92.2% Class II Glenberg fine sandy loam; 7.8% Class I McCook loam.
- ◆ **Legal Description:** Blocks 2 and 4, Whistle Creek Subdivision, situated in the E1/2SW1/4 of Section 15-T22N-R55W, Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$499,000.**
- ◆ **Co-Listing Agent:** Jerry Sloan, (308) 631-5520; Email: Jerry@SloanAgLand.com
- ◆ **Co-Listing Agent:** Jeff Garrett, #1 Properties Ranch & Recreation, Cheyenne, Wyoming, (308) 672-6334; Email: JeffGarrett@ranchandrecreation.com

Scottsbluff Commercial Tract



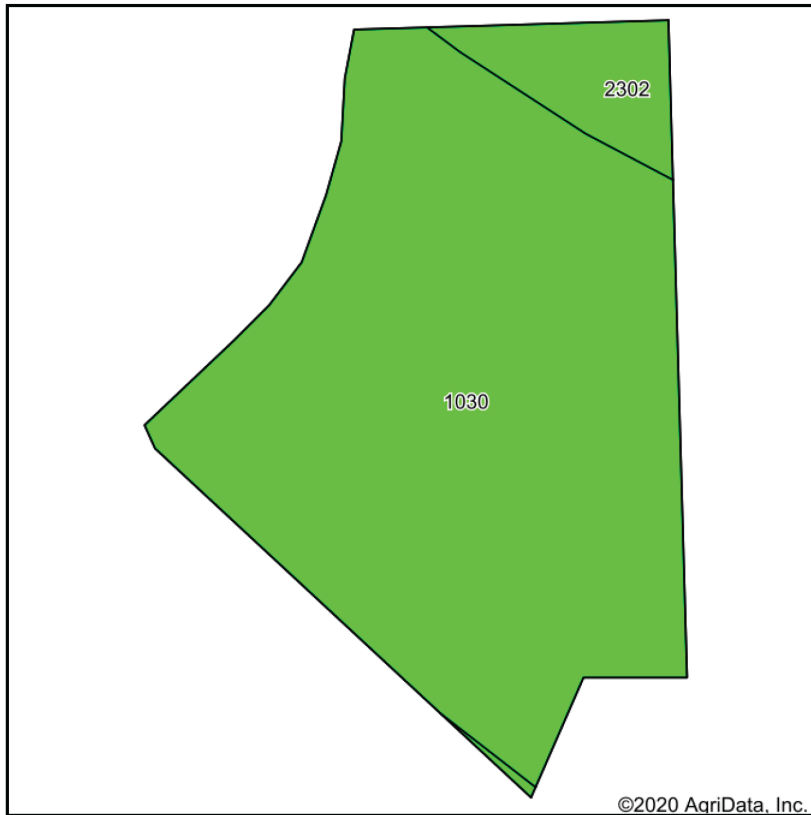
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Scottsbluff Commercial Tract aerial map

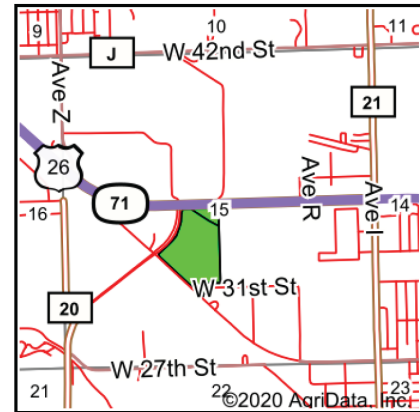


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Scottsbluff Commercial Tract soils map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **15-22N-55W**
 Township: **West Winters Creek**
 Acres: **22.93**
 Date: **12/23/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	21.13	92.2%		IIIe	Ile	28	9	16
2302	McCook loam, rarely flooded	1.80	7.8%		IIc	I	49	14	26
Weighted Average							29.6	*n 9.4	*n 16.8

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Nebraska Panhandle Road Map

