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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



Scottsbluff Commercial Tract

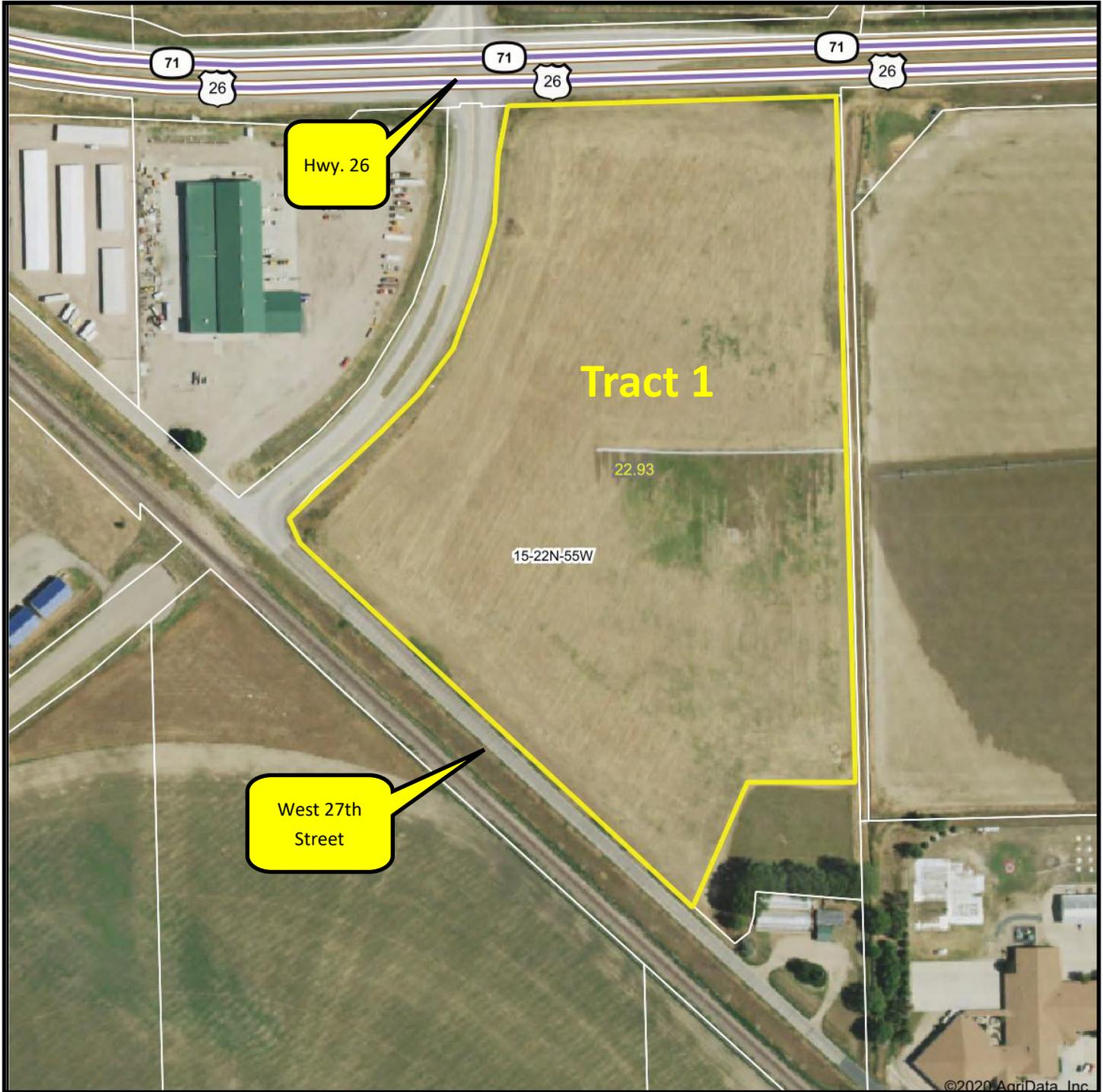
- ◆ **22.52 acres of commercial land for sale** west of Walmart in Scottsbluff, Nebraska.
- ◆ **Zoning:** C-3 Heavy Commercial
- ◆ **Surface Water Rights:** 10 acres of surface water rights under the Enterprise Irrigation District.
- ◆ **2024 Real Estate Taxes:** \$638.06.
- ◆ **Soils:** 92.2% Class 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



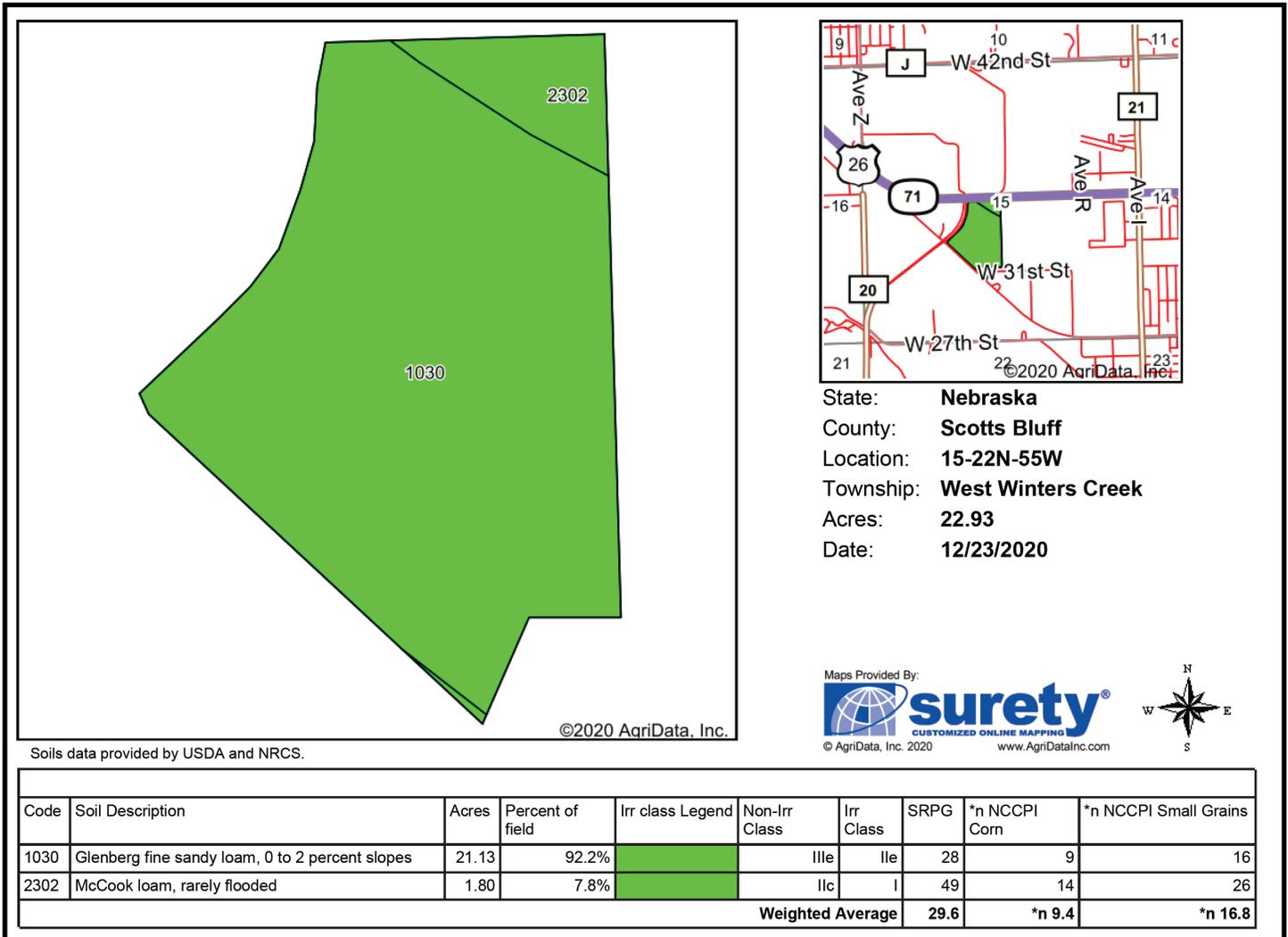
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

Scottsbluff Commercial Tract aerial map



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Scottsbluff Commercial Tract soils map



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Nebraska Panhandle Road Map

