



**Jerry Sloan**

*Broker/Owner*  
*(308) 631-5520*

*Jerry@SloanAgLand.com*

# Sloan AgLand

*www.SloanAgLand.com*

*Farm & Ranch Real Estate Sales*

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

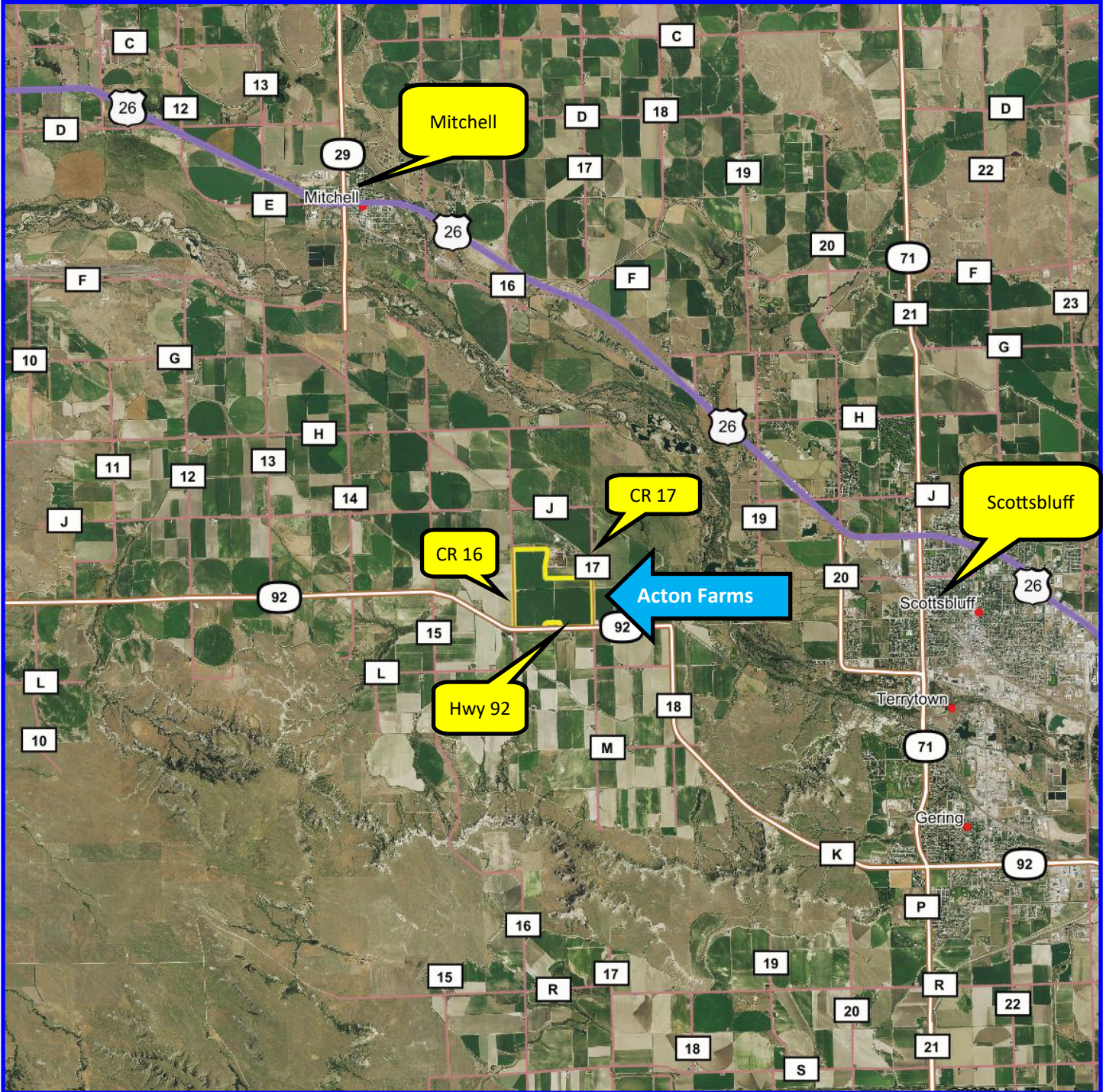
*Licensed in Nebraska*  
*& Wyoming*

## Scotts Bluff County Land For Sale



- ◆ **485 acres of irrigated farmland for sale** 3 miles west of Scottsbluff on Hwy. 92/ L79G to CR 17. The farm is on the north side of Hwy. 92 and is between CR 16 and CR 17.
- ◆ **315+/- acres under pivots and 160+/- acres under gravity.**
- ◆ **Surface Water Rights: 496 acres of surface water rights** under Mitchell Irrigation District. Annual assessment is \$10,416 = \$21/acre.
- ◆ **429.6 Certified Irrigated Acres under 3 irrigation well with 63.9 inches** of water available for 2022 - 2024.
- ◆ **Irrigation Equipment:** 2 - Zimmatic 7 tower Center Pivots & 1 - Reinke 7 tower Center Pivot; 2 - turbine pumps for surface water; gated pipe & tubes for gravity irrigation.
- ◆ **2021 Real Estate Taxes:** Estimated at \$20,000+/- after acreage in SE corner of SW1/4 Section 24 parceled out.
- ◆ **Soils:** 100% Class I Mitchell silt loam soil, 0 to 1% slope.
- ◆ **Legal Description:** Part SW1/4 & S1/2S1/2SE1/4 Section 13, N1/2 (except 2 tracts) Section 24-T22N-R56W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$2,632,000 = \$5,427/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

# Acton Farms area map



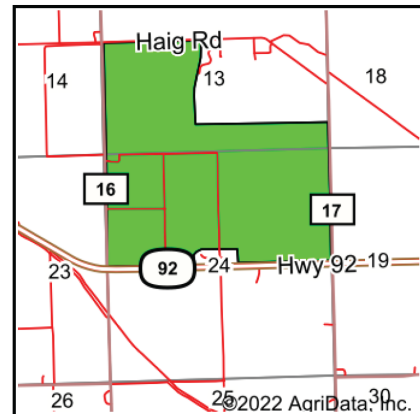
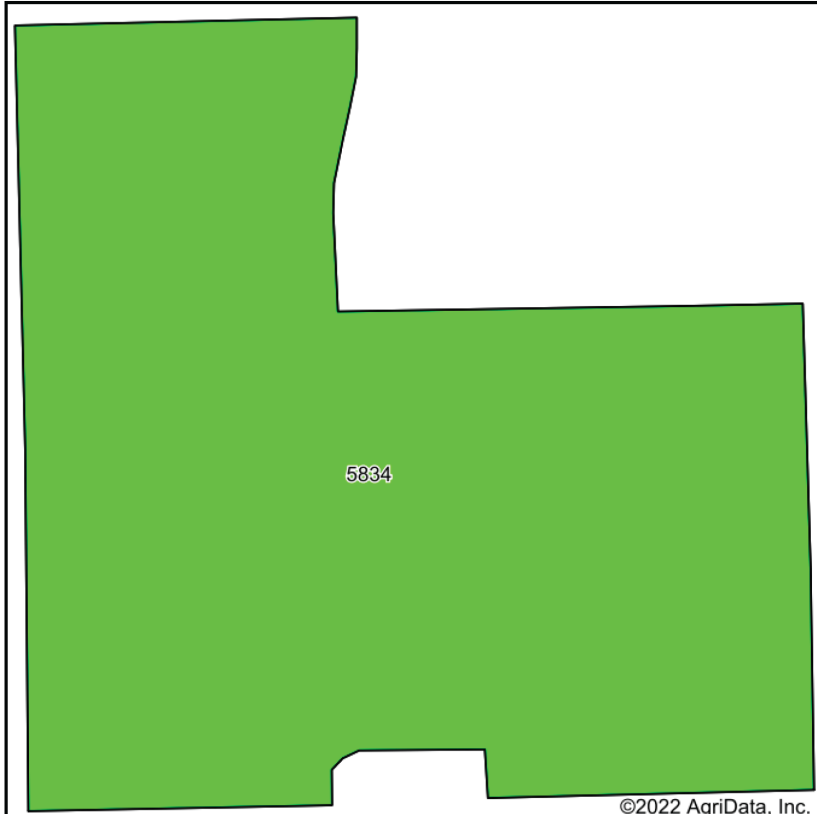
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

# Acton Farms aerial 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.

# Acton Farms soil map




State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **24-22N-56W**  
 Township: **Mitchell**  
 Acres: **474.04**  
 Date: **2/2/2022**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 20

| Code                    | Soil Description                          | Acres  | Percent of field | Irr class Legend  | Non-Irr Class | Irr Class   | SRPG      | *n NCCPI Corn | *n NCCPI Small Grains |
|-------------------------|---|--------|------------------|---|---------------|-------------|-----------|---------------|-----------------------|
| 5834                    | Mitchell silt loam, 0 to 1 percent slopes | 474.04 | 100.0%           |  | IIIc          | I           | 48        | 14            | 26                    |
| <b>Weighted Average</b> |   |        |                  |   | <b>3.00</b>   | <b>1.00</b> | <b>48</b> | <b>*n 14</b>  | <b>*n 26</b>          |

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.

# Nebraska Panhandle Road Map

