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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

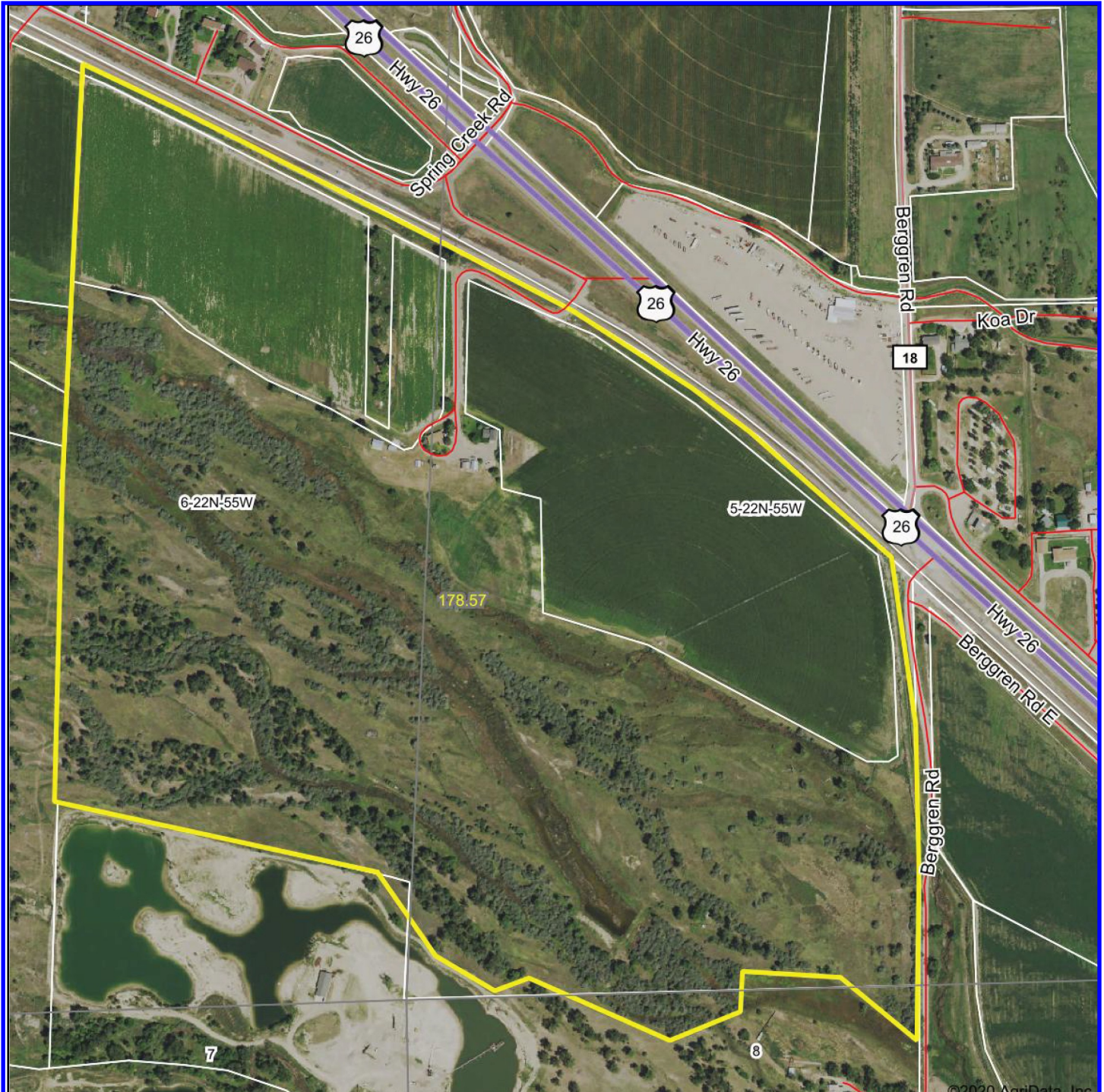
Blake's Irrigated & Hunting Land



- ◆ **176 acres** between Scottsbluff & Mitchell, Nebraska at the intersection of Hwy. 26 & Spring Creek Road. The property is south of the RR tracks on Shannons Drive. This property has 26 +/- pivot irrigated acres , 30 +/- gravity irrigated acres and 120 +/- acres of hunting/grazing land **with tributaries of the North Platte River flowing through.**
- ◆ **Surface Water Rights:** 70.12 acres of surface water rights under the Enterprise Irrigation District with 2020 annual assessment of \$2,454.20 = \$35/acre.
- ◆ **Irrigation Equipment:** Reinke 4 tower Center Pivot Irrigation System with 20 HP turbine pump, motor & retention pond irrigating approximately 26 acres installed Fall 2015.
- ◆ **2019 Real Estate Taxes:** \$8,716.58
- ◆ **Irrigated Soils:** 84.3% Class II Haverson fine sandy loam; 13.8% Barney loam; 1.9% Class III Bayard fine sandy loam.
- ◆ **2 Homes:** East house - 2,059 sq. ft. two-story, 3 bedroom, 2 bath home built in 1971. West (Log) house - 1,568 sq. ft., single story with basement, 2 bedroom & 2 bath, built in 1989.
- ◆ **Legal Description:** Part of Sec 5 & Sec 6 (South of Hwy. 26)-T22N-R55W, Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$695,000.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

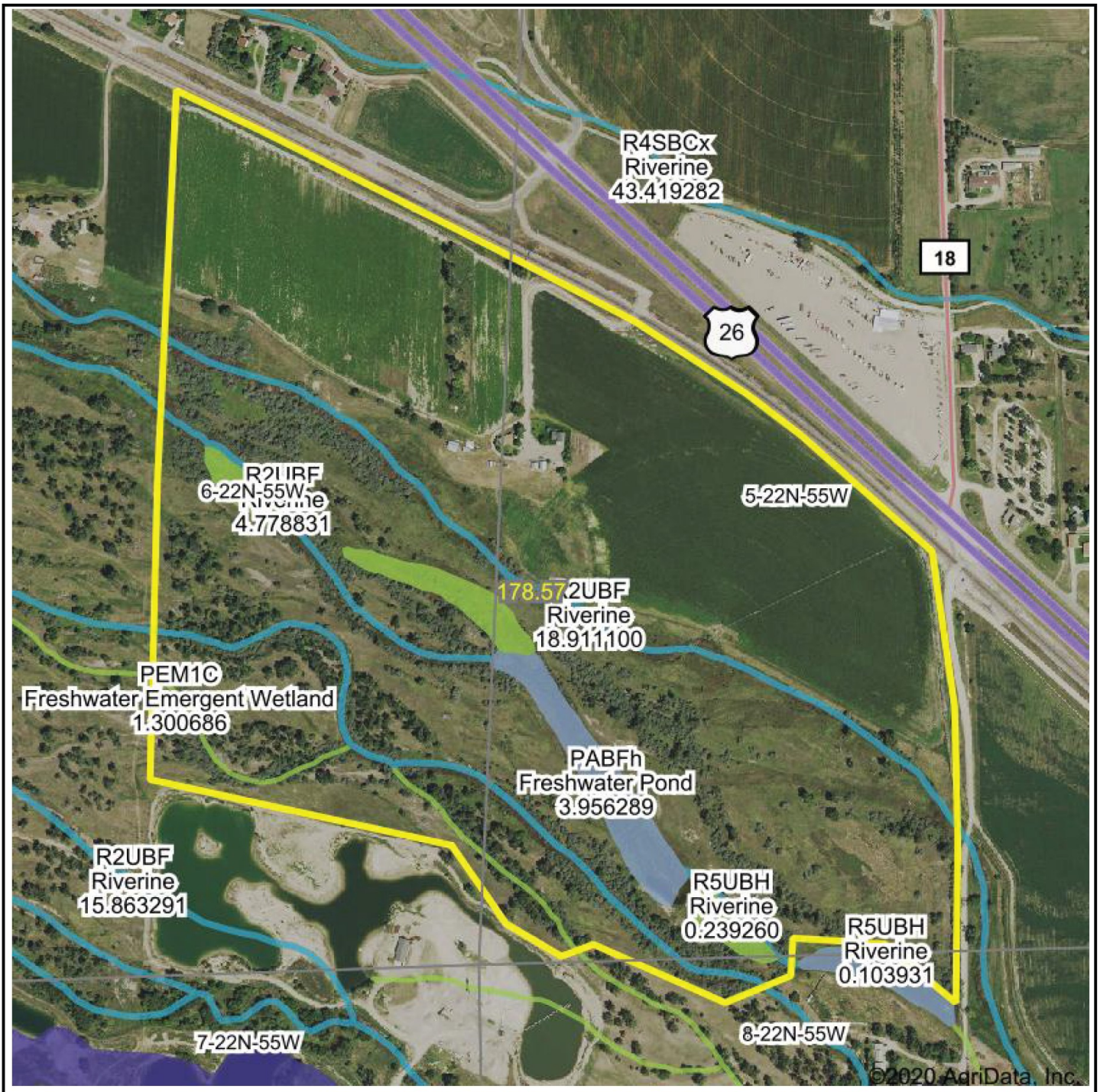


Blake's Irrigated & Hunting Land aerial map



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.

Wetlands Map



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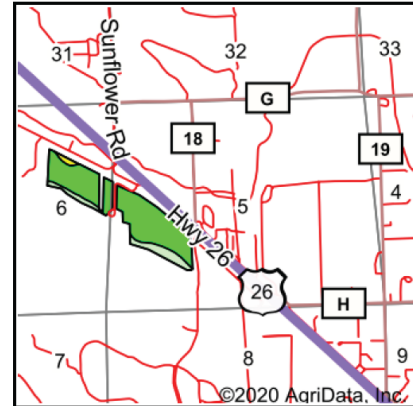
| Classification Code | Type | Acres |
|---------------------|-----------------------------|-------|
| R2UBF | Riverine | 5.32 |
| PABFh | Freshwater Pond | 3.97 |
| PEM1C | Freshwater Emergent Wetland | 3.11 |
| PEM1Ch | Freshwater Emergent Wetland | 2.00 |
| R5UBH | Riverine | 0.29 |
| Total Acres | | 14.69 |

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Blake's irrigated soil map



Soils data provided by USDA and NRCS.






State: **Nebraska**
 County: **Scotts Bluff**
 Location: **5-22N-55W**
 Township: **West Winters Creek**
 Acres: **55.93**
 Date: **8/27/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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| Area Symbol: NE157, Soil Area Version: 19 | | | | | | | | | |
|---|---|-------|------------------|---|---------------|-----------|-------------|----------------|-----------------------|
| Code | Soil Description | Acres | Percent of field | Irr class Legend | Non-Irr Class | Irr Class | SRPG | *n NCCPI Corn | *n NCCPI Small Grains |
| 5636 | Haverson fine sandy loam, rarely flooded | 47.16 | 84.3% |  | Ille | Ile | 48 | 13 | 23 |
| 6312 | Barney loam, frequently flooded | 7.73 | 13.8% |  | Vw | | 18 | 4 | 5 |
| 1301 | Bayard fine sandy loam, 3 to 6 percent slopes | 1.04 | 1.9% |  | IVe | Ille | 42 | 11 | 21 |
| Weighted Average | | | | | | | 43.7 | *n 11.7 | *n 20.5 |

*n: The aggregation method is "Weighted Average using all components"
 Soils data provided by USDA and NRCS.

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Nebraska Panhandle Road Map

