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# Sloan AgLand

*www.SloanAgLand.com*

*Farm & Ranch Real Estate Sales*

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

*Licensed in Nebraska*  
*& Wyoming*

## **Scotts Bluff County Irrigated Land For Sale**

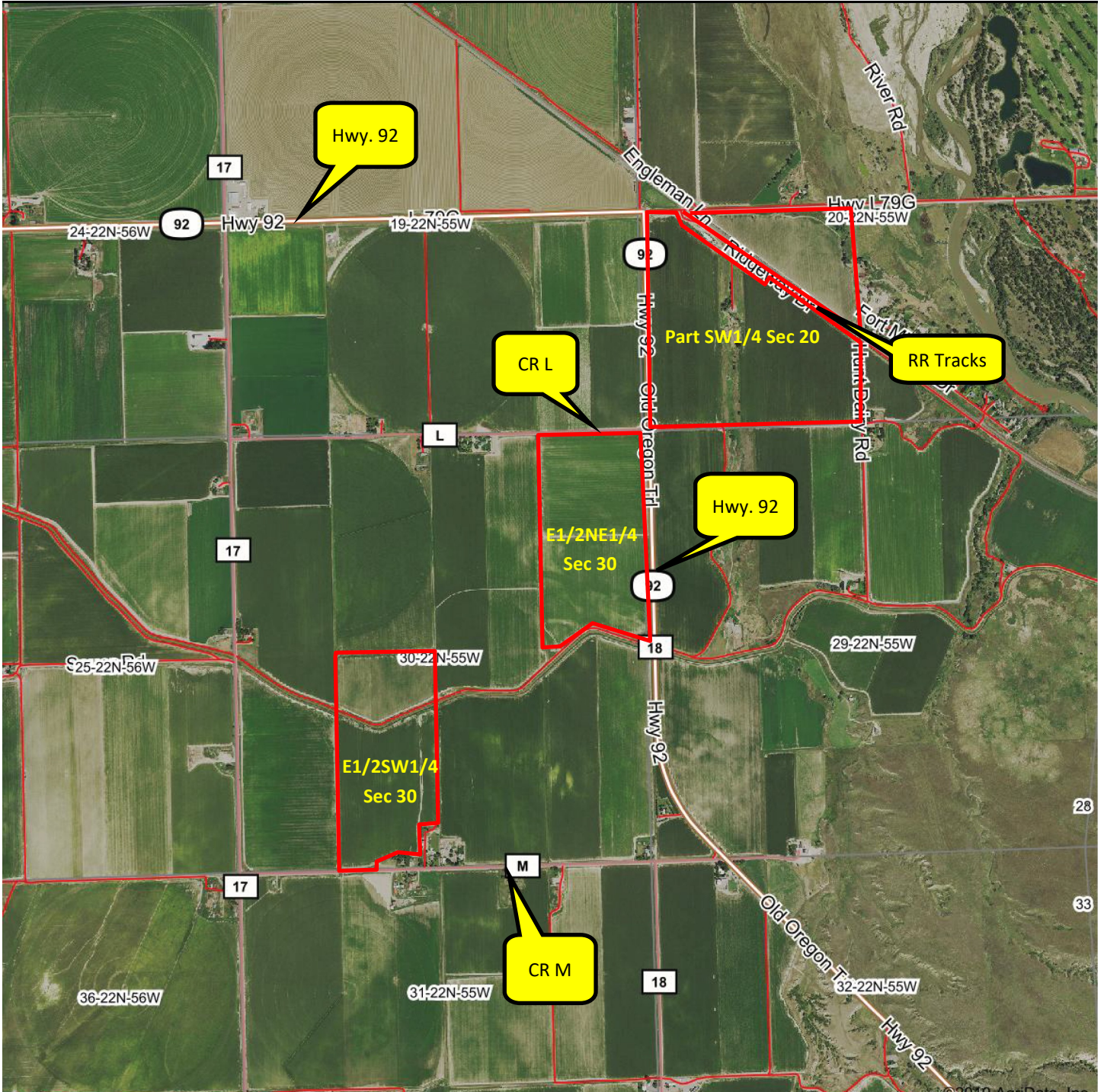


**BJR Properties, LLC**

**E1/2SW1/4 Section 30-T22-R55**

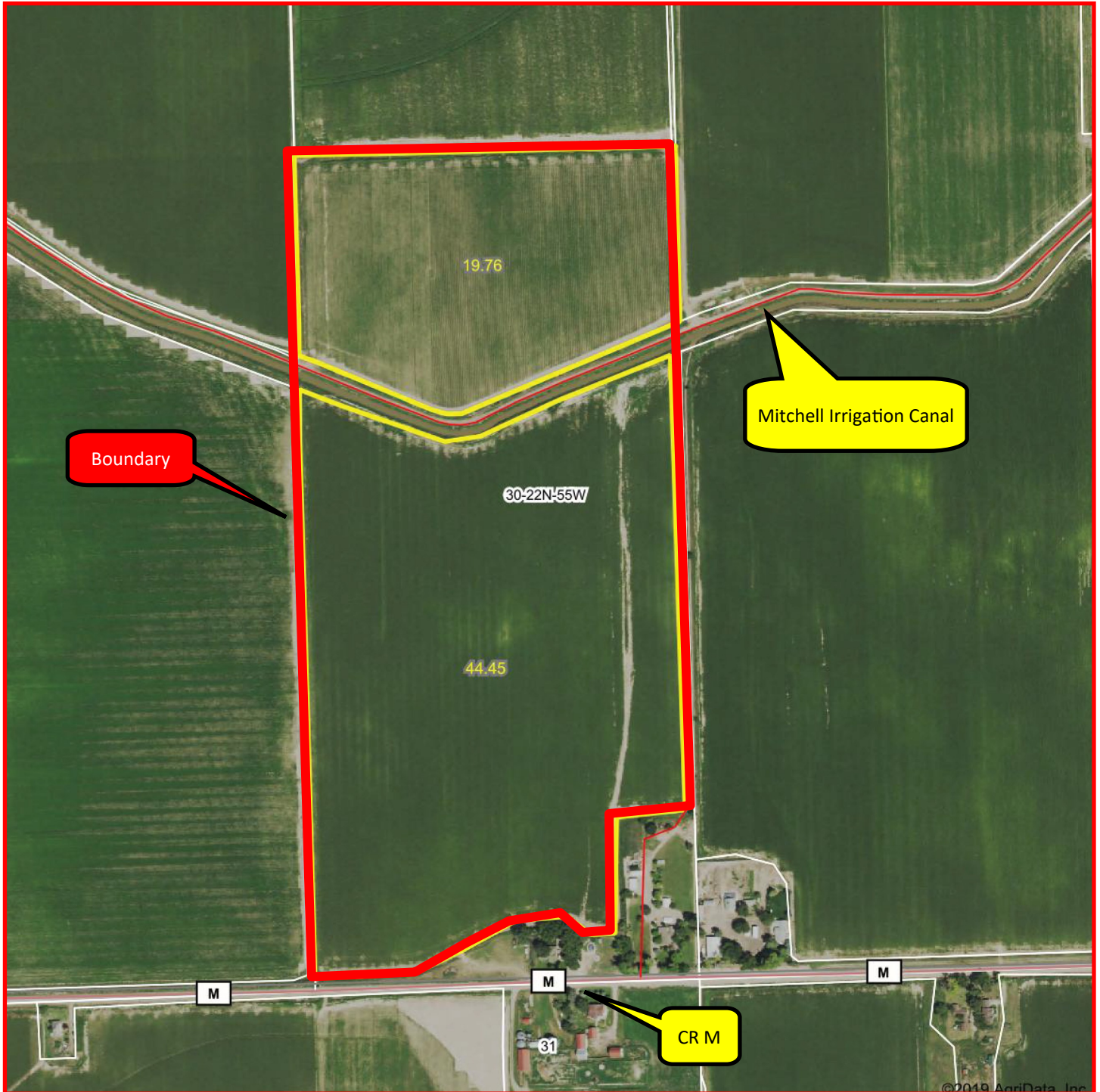
- ◆ **66 acres of Farmland For Sale** on the west side of the Scotts Bluff National Monument. The farm is 1/2 mile west of Hwy. 92 on CR M (north side).
- ◆ **Farmed acres:** 64.21
- ◆ **Surface Water Rights:** **20 acres of surface water rights under the Mitchell Irrigation District;** 2020 irrigation tax is \$21/acre = \$420. **51 acres of surface water rights under the Gering-Ft. Laramie Irrigation District;** 2020 irrigation tax is \$31.25/acre = \$1,593.75. Total irrigation taxes = \$2,013.75.
- ◆ **2019 Real Estate Taxes:** \$2,743.90
- ◆ **Soils:** 53.1% Class I Mitchell silt loam, 0 to 1% slope; 45.3% Class II Mitchell silt loam, 1 to 3% slope.
- ◆ **Legal Description:** Part of the E1/2SW1/4 Section 30-T22N-R55W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$214,500 = \$3,250/acre**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

# BJR Properties, LLC 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.

**BJR Properties, LLC**  
**E1/2SW1/4 Section 30 aerial map**



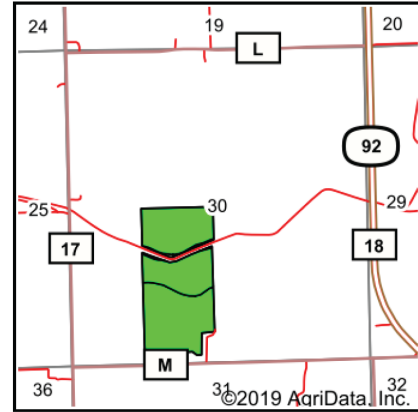
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# BJR Properties, LLC

## E1/2NW1/4 Section 30 soil map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **30-22N-55W**  
 Township: **Mitchell**  
 Acres: **64.21**  
 Date: **1/11/2020**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE157. Soil Area Version: 18

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	34.12	53.1%		IIIc	I	48	14	23
5835	Mitchell silt loam, 1 to 3 percent slopes	29.09	45.3%		IIIe	Ile	47	14	23
9999	Water	1.00	1.6%				0	0	0
<b>Weighted Average</b>							<b>46.8</b>	<b>*n 13.8</b>	<b>*n 22.6</b>

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

# Nebraska Panhandle Road Map

