Jerry Sloan
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Sloan AgLand

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Farm & Ranch Real Estate Sales

190500 Hwy. 71
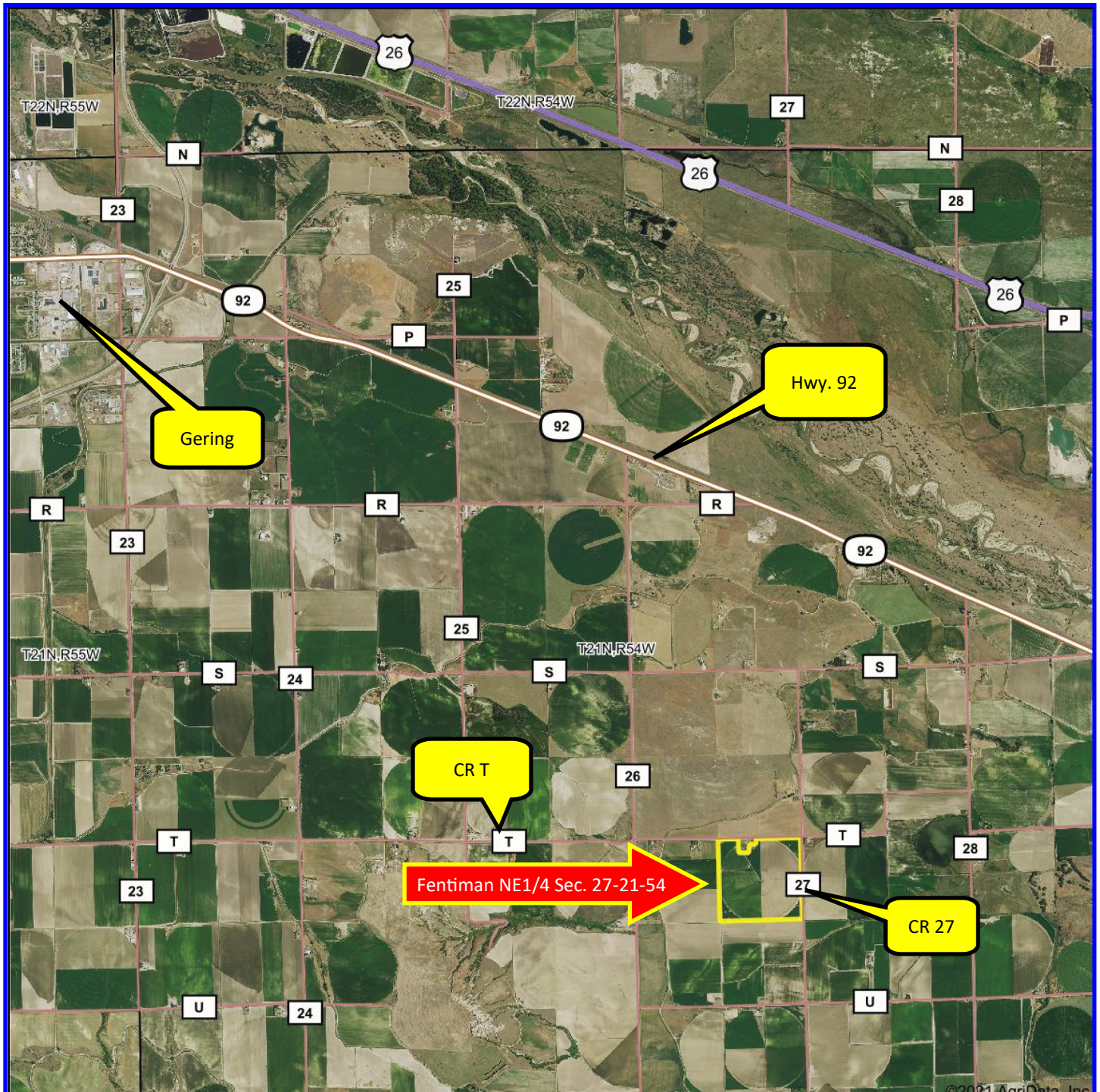*Gering, NE 69341*

Licensed in Nebraska & Wyoming

Scotts Bluff County Land For Sale

Fentiman NE1/4 Sec. 27-21-54

- **155 acres of irrigated farmland for sale** 8.5 miles southeast of Gering, Nebraska. The farm is on the south side of CR T and the west side of CR 27.

- **Pivot Irrigated Acres:** 119 +/- acres.

- **160 acres of surface water rights with Gering Irrigation District.** The 2021 assessment is $23/acre x 160 acres = $3,680 (paid in arrears).

- **Irrigation Equipment**: 1 - 8 tower Zimmatic Center Pivot; 25 HP turbine pump & motor with rotary phase converter; settling pond with cleaning screen.

- **Soils: 79.1% Class I** Mitchell silt loam, 0 to 1 % slopes; **20.9% Class II** Mitchell silt loam, 1 to 3% slope.

- **2020 Real Estate Taxes** - $6,124.90.

- **Legal Description:** NE1/4 Section 27 (except a tract containing 4.78 acres) -T21N-R54W of the 6th P.M., Scotts Bluff County, Nebraska.

- **Listing Price is $650,000 = $4,193/acre.**

- **Contact: Jerry Sloan** at (308) 631-5520; Email: Jerry@SloanAgLand.com
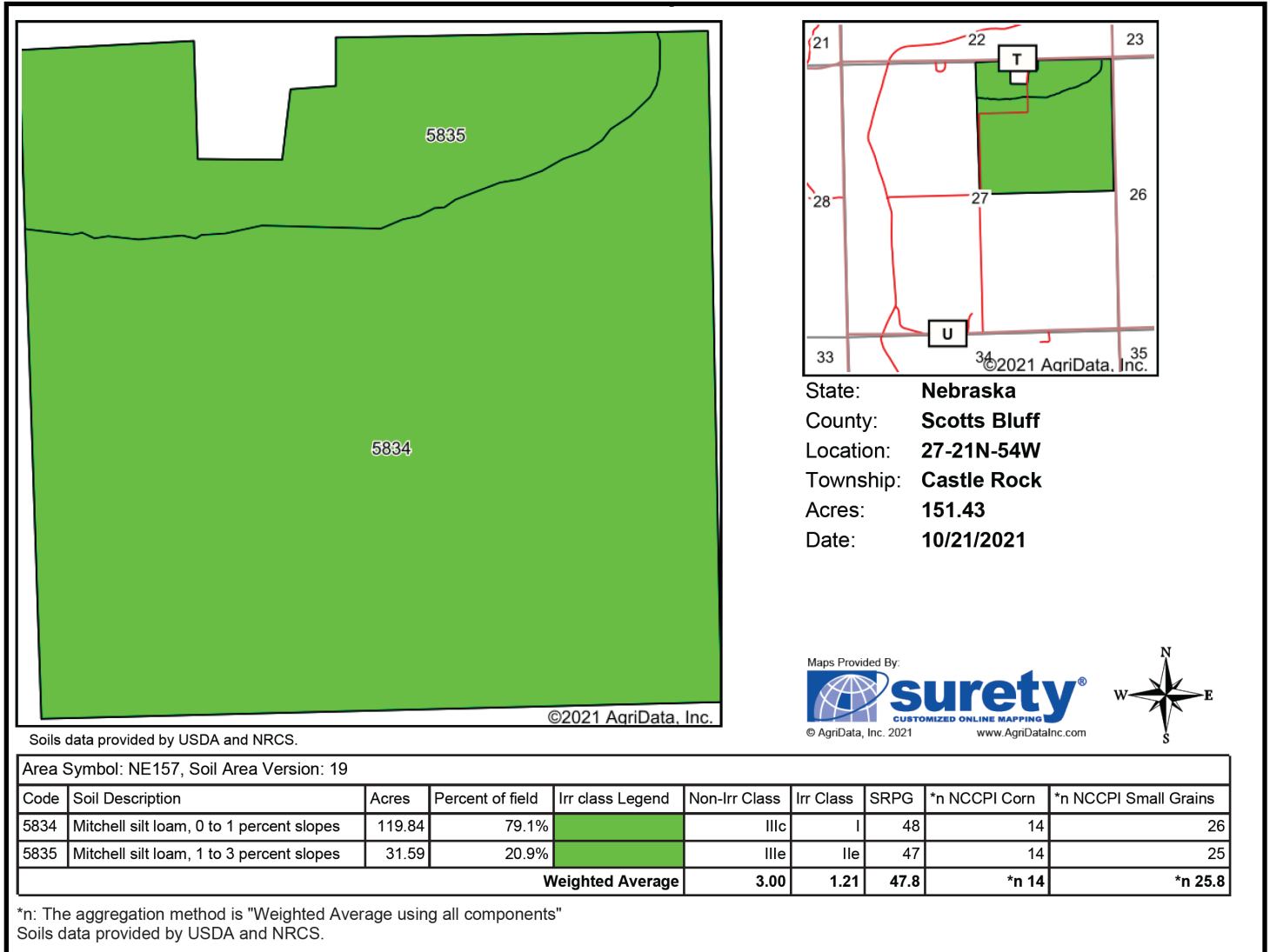
Fentiman NE1/4 Sec. 27-21-54 Farm Area Map

Fentiman NE1/4 Sec. 27-21-54 Farm Aerial Map

23

CR T

4.78 acres out

T

27

T

Settling Pond w/Pump

27

151.43

CR 27

26

27-21N-54W

27

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Fentiman NE1/4 Sec. 27-21-54 Farm Soils Map

State: **Nebraska**
County: **Scotts Bluff**
Location: **27-21N-54W**
Township: **Castle Rock**
Acres: **151.43**
Date: **10/21/2021**

Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
5834	Mitchell silt loam, 0 to 1 percent slopes	119.84	79.1%		IIIc	I	48	14	26
5835	Mitchell silt loam, 1 to 3 percent slopes	31.59	20.9%		IIIe	IIe	47	14	25
			Weighted Average		**3.00**	**1.21**	**47.8**	***n 14**	***n 25.8**

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

Nebraska Panhandle Road Map