



**Jerry Sloan**

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# Sloan AgLand

*www.SloanAgLand.com*

*Farm & Ranch Real Estate Sales*

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*Licensed in Nebraska*  
*& Wyoming*

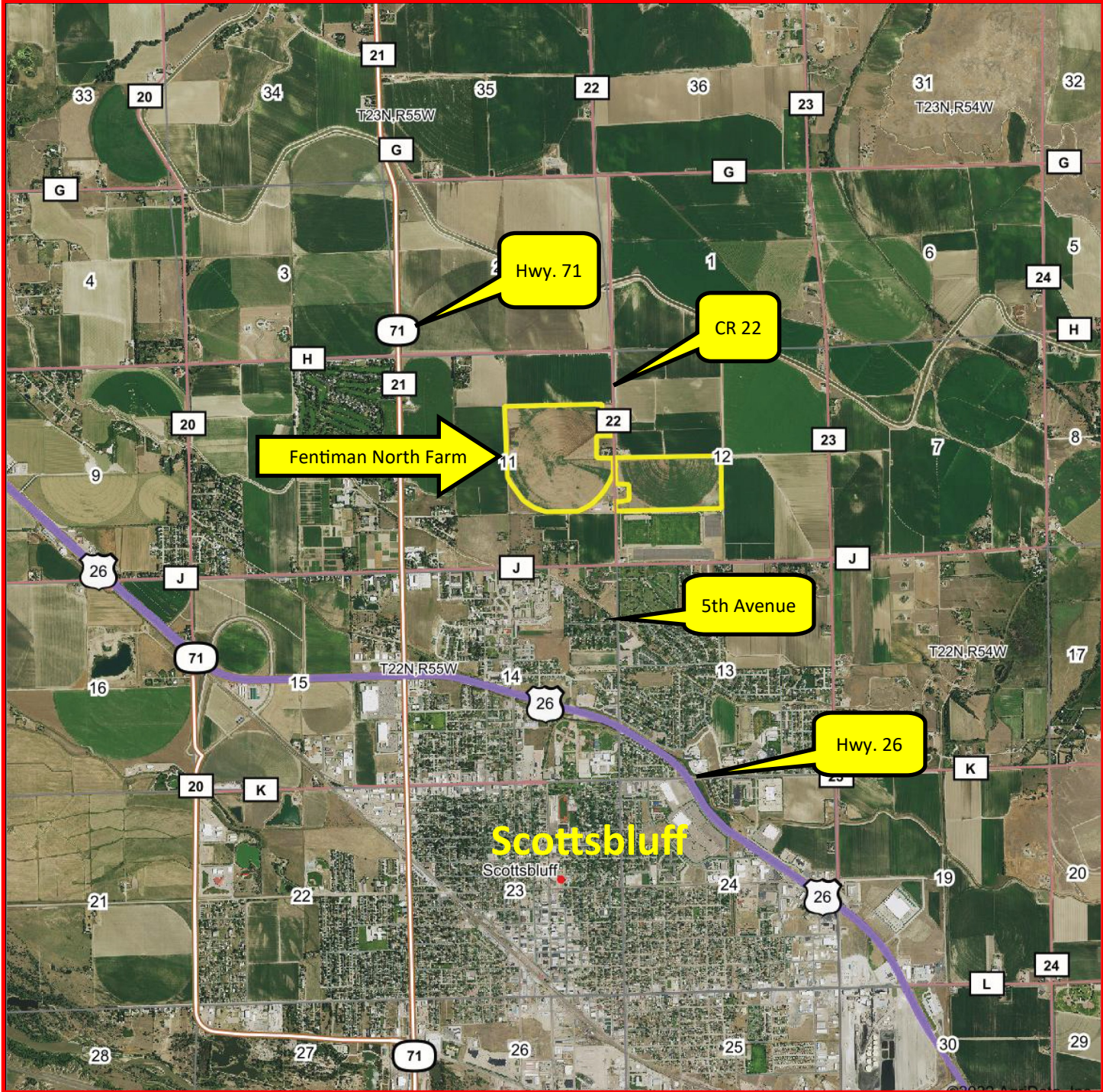
## **Scotts Bluff County Land For Sale**



### **Fentiman North Farm**

- ◆ **218 acres of irrigated farmland for sale** on the north side of Scottsbluff, Nebraska.
- ◆ **218.8 acres of Surface Water Rights under Farmers Irrigation District.** The 2022 annual assessment is \$6,474 = \$30/acre.
- ◆ **154.02 Certified Irrigated Acres under 2 wells.** Well G-032536 has 48.8 inches remaining for 2022 - 2024. Well G-007786 has 67.8 inches remaining for 2022 - 2024.
- ◆ **Irrigation Equipment:** 1 - 7 tower Valley Center Pivot , 1 - 7 Tower Reinke Center Pivot and gated pipe.
- ◆ **Soils:** 100% Class II Tripp very fine sandy loam, 0 to 1% slope.
- ◆ **2021 Real Estate Taxes** - \$8,889.50
- ◆ **Legal Description:** Part of N1/2SE1/4, Part of S1/2NE1/4 Section 11; Part of N1/2SW1/4 Section 12 - T22N - R55W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Listing Price is \$1,375,000 = \$6,307/acre.**
- ◆ **Contact:** Jerry Sloan at (308) 631-5520; Email: Jerry@SloanAgLand.com

# Fentiman North Farm area map



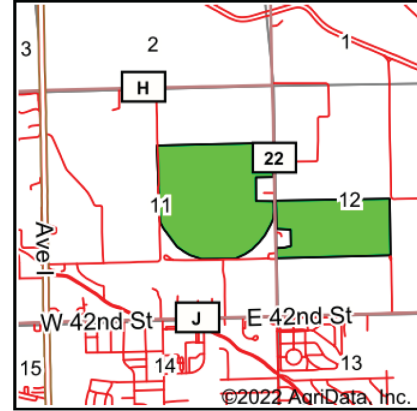
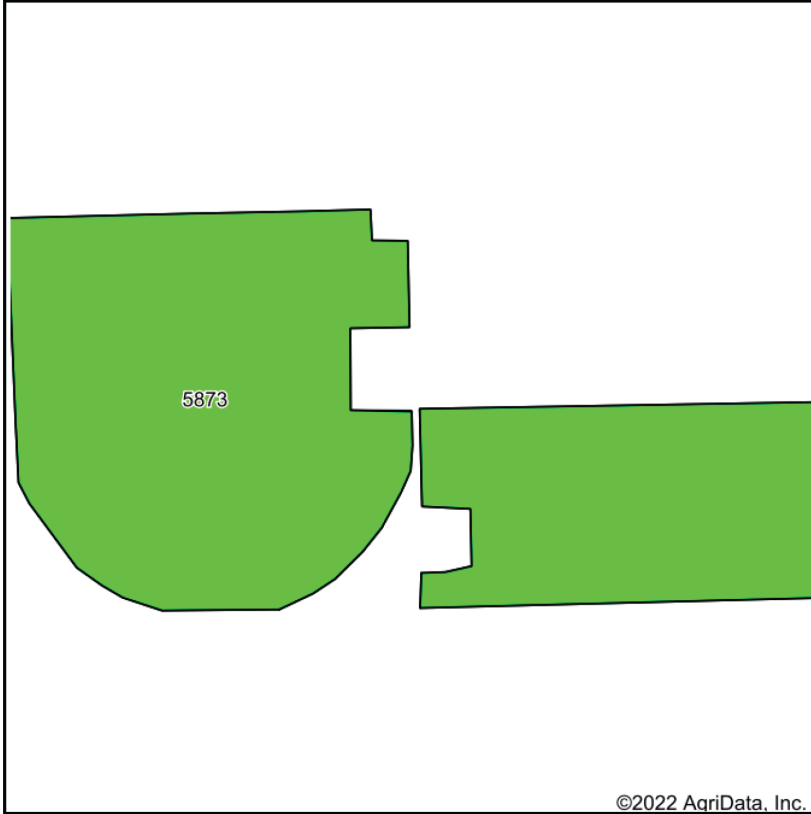
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

# Fentiman North Farm aerial map



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# Fentiman North Farm soil map



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **11-22N-55W**  
 Township: **East Winters Creek**  
 Acres: **216.53**  
 Date: **2/11/2022**


Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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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	
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	216.53	100.0%			IIIc	Ile	57	13	25
<b>Weighted Average</b>						<b>3.00</b>	<b>2.00</b>	<b>57</b>	<b>*n 13</b>	<b>*n 25</b>

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

# Nebraska Panhandle Road Map

