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Sloan AgLand

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Farm & Ranch Real Estate Sales

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Licensed in Nebraska
& Wyoming

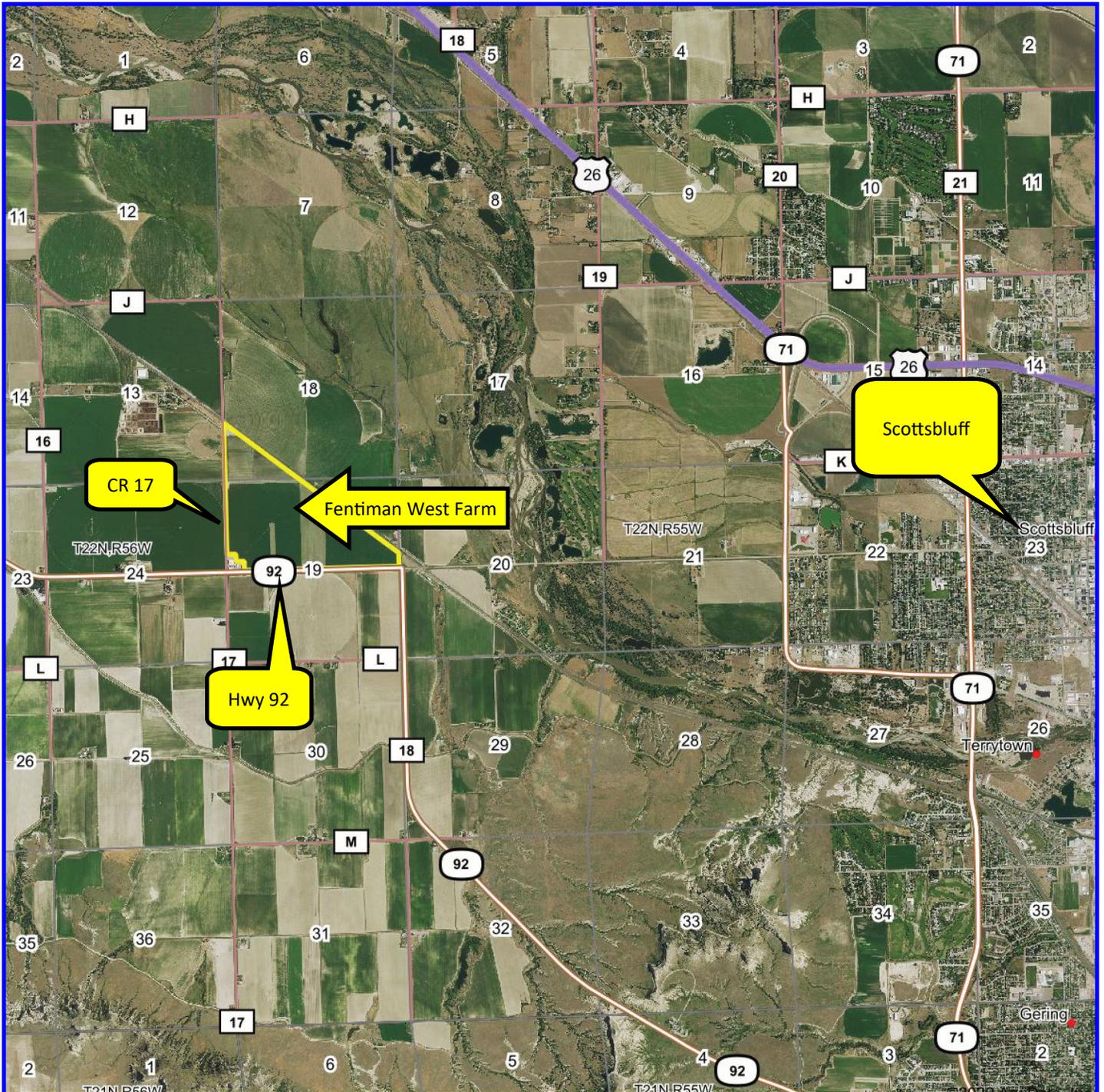
Scotts Bluff County Land For Sale



Fentiman West Farm

- ◆ **264 acres of irrigated farmland for sale** on the west side of Scottsbluff, Nebraska.
- ◆ **260 acres of Surface Water Rights** with Mitchell Irrigation District. Annual assessment is \$5,460 = \$21/acre.
- ◆ **263.8 Certified Irrigated Acres under 3 wells.** Wells G-015913 & A-006970 have 77 inches remaining for 2022 - 2024. Well A-006703 has 68.2 inches remaining for 2022 - 2024.
- ◆ **Irrigation Equipment:** 1 - 7 tower Reinke Center Pivot , 1 - 8 Tower Reinke Center Pivot and gated pipe.
- ◆ **Soils:** 100% Class I Mitchell silt loam, 0 to 1% slope.
- ◆ **2022 Real Estate Taxes** - \$10,586.60
- ◆ **Legal Description:** Part of Section 18 lying south and west of the RR;, W1/2NW1/4, Part of E1/2NW1/4, Part of NE1/4 Section 19 - T22N - R55W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Listing Price is \$1,750,000 = \$6,629/acre**
- ◆ **Contact:** Jerry Sloan at (308) 631-5520; Email: Jerry@SloanAgLand.com

Fentiman West Farm area map



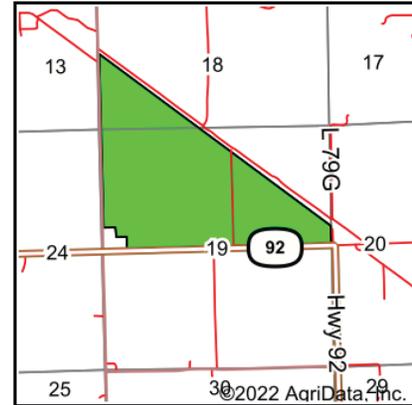
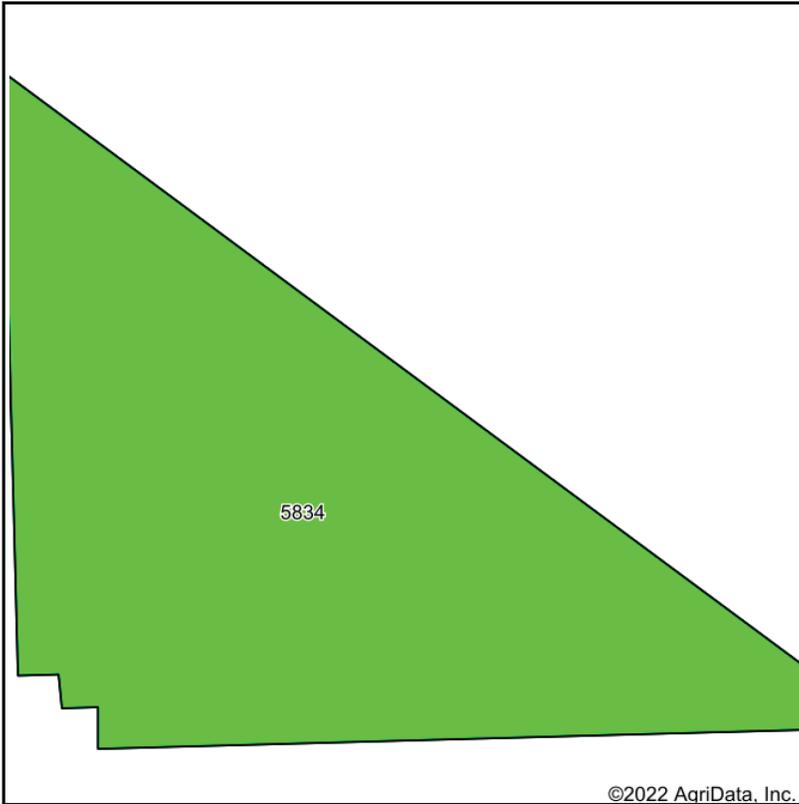
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

Fentiman West Farm aerial map



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Fentiman West Farm soil map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **19-22N-55W**
 Township: **Mitchell**
 Acres: **263.9**
 Date: **2/11/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	263.90	100.0%		IIIc	I	48	14	26
Weighted Average					3.00	1.00	48	*n 14	*n 26

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Nebraska Panhandle Road Map

