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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 Irrigated Land For Sale

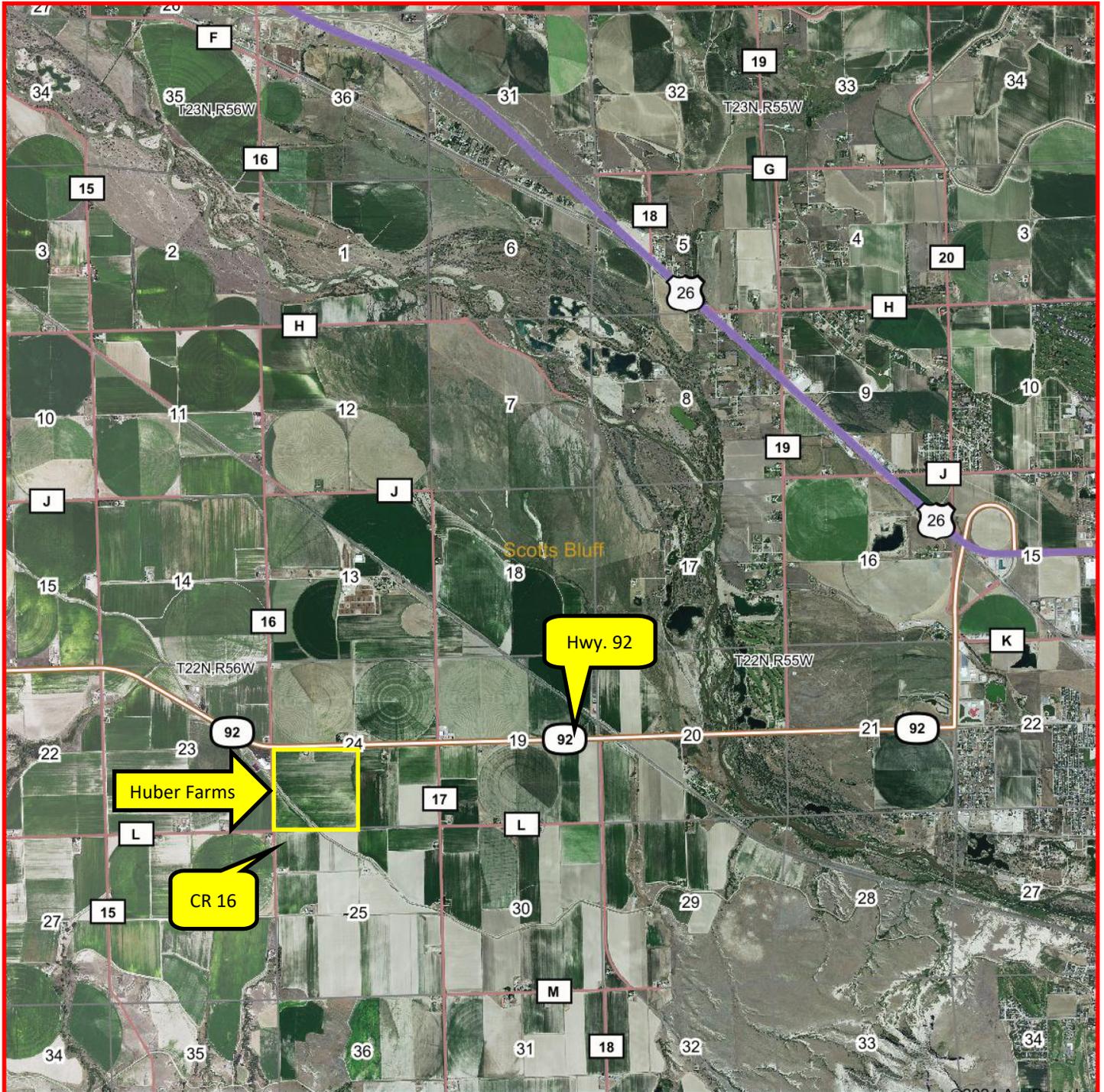


Huber Farms, Inc.

151 acres with 2 Tracts

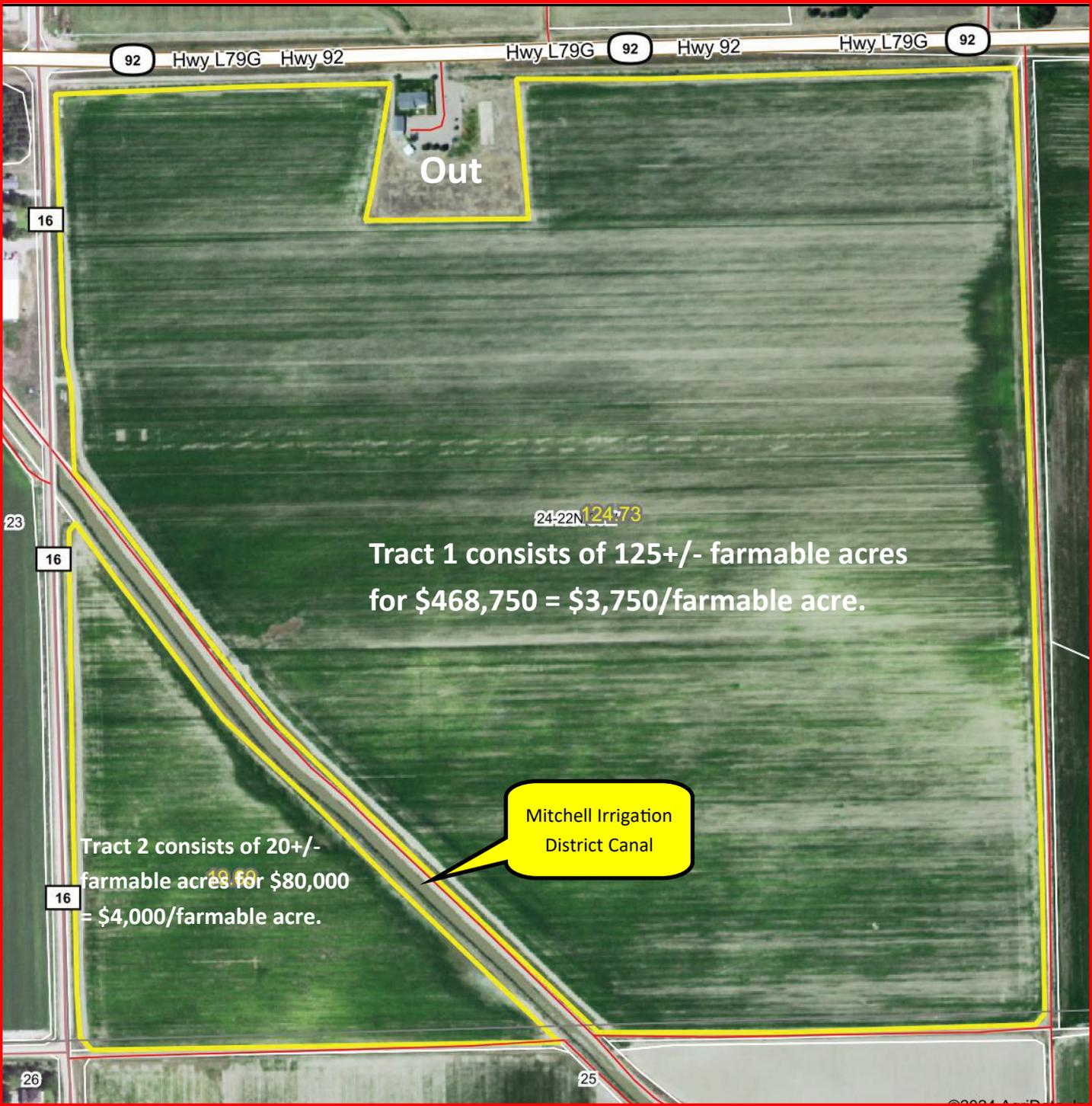
- ◆ **151+/- acres of gravity irrigated farmland for sale** available in 2 Tracts or as a whole. The farm is located 3.5 miles west of Scottsbluff, Nebraska on Hwy. 92 to CR 16. The farm is south of Hwy. 92 and east of CR 16.
- ◆ **Surface Water Rights:** 136 acres of surface water rights under the Mitchell Irrigation District. O & M assessment is \$24/acre = \$3,264 for 2023 (paid in arrears). 21 acres of surface water rights under Gering-Ft. Laramie Irrigation District. 2024 irrigation assessment is \$36/acre = \$756. Total irrigation assessment is \$4,020.
- ◆ **2023 Real Estate Taxes:** \$6,000.66
- ◆ **Soils:** 100% Class I Mitchell Silt Loams, 0 to 1% slopes.
- ◆ **Legal Description:** SW1/4 (Except a 3.09 ac. tract) of Sec 24-T22N-R56W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price for both Tracts = \$548,750 = \$3,634/taxed acre.**
- ◆ **Asking Price for Tract 1 consists of 125+/- farmable acres for \$468,750 = \$3,750/farmable acre.**
- ◆ **Asking Price for Tract 2 consists of 20+/- farmable acres for \$80,000 = \$4,000/farmable acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

Area Map



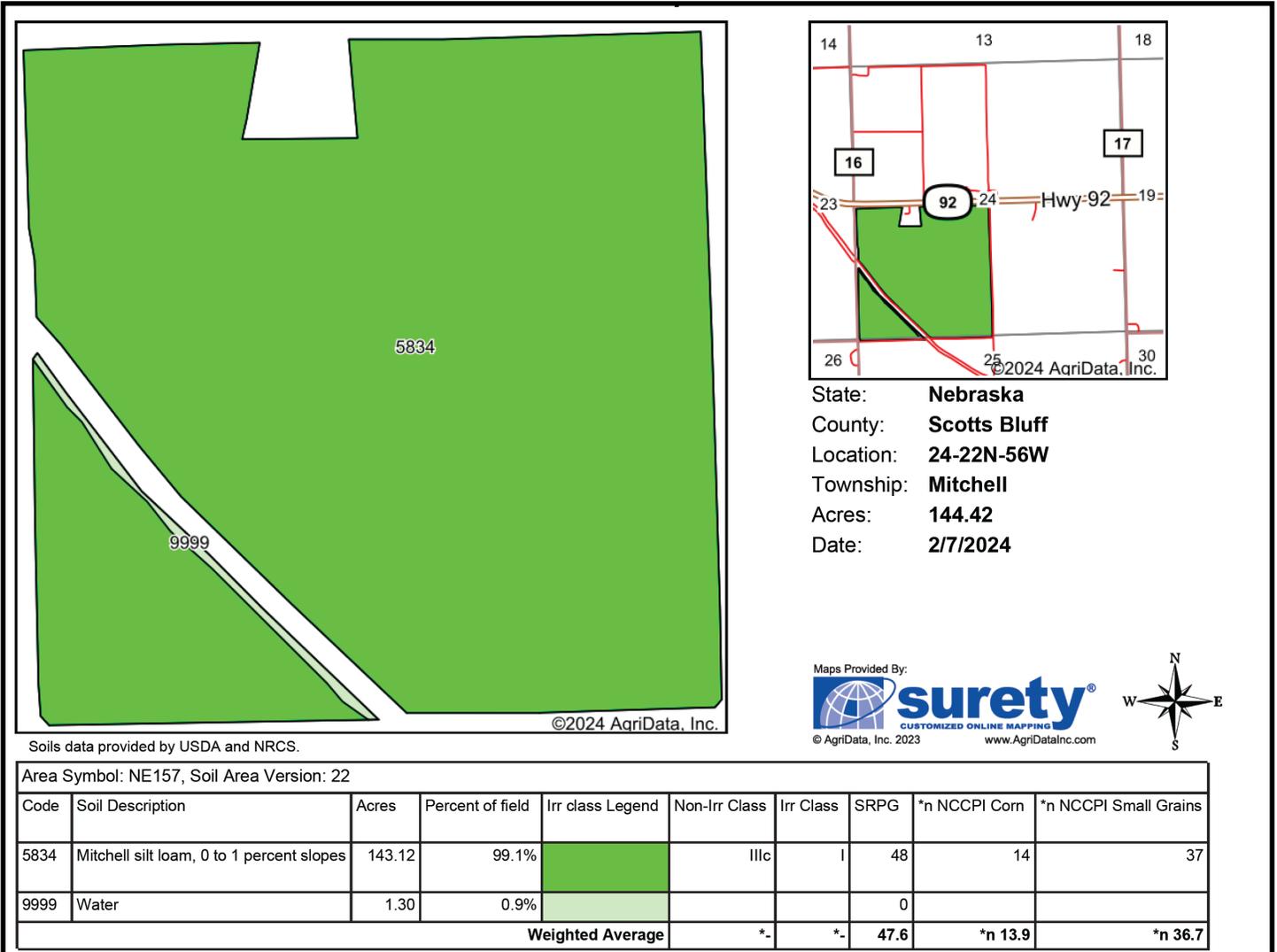
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

Aerial Map



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Soil Map



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Nebraska Panhandle Road Map

