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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 Irrigated Land For Sale

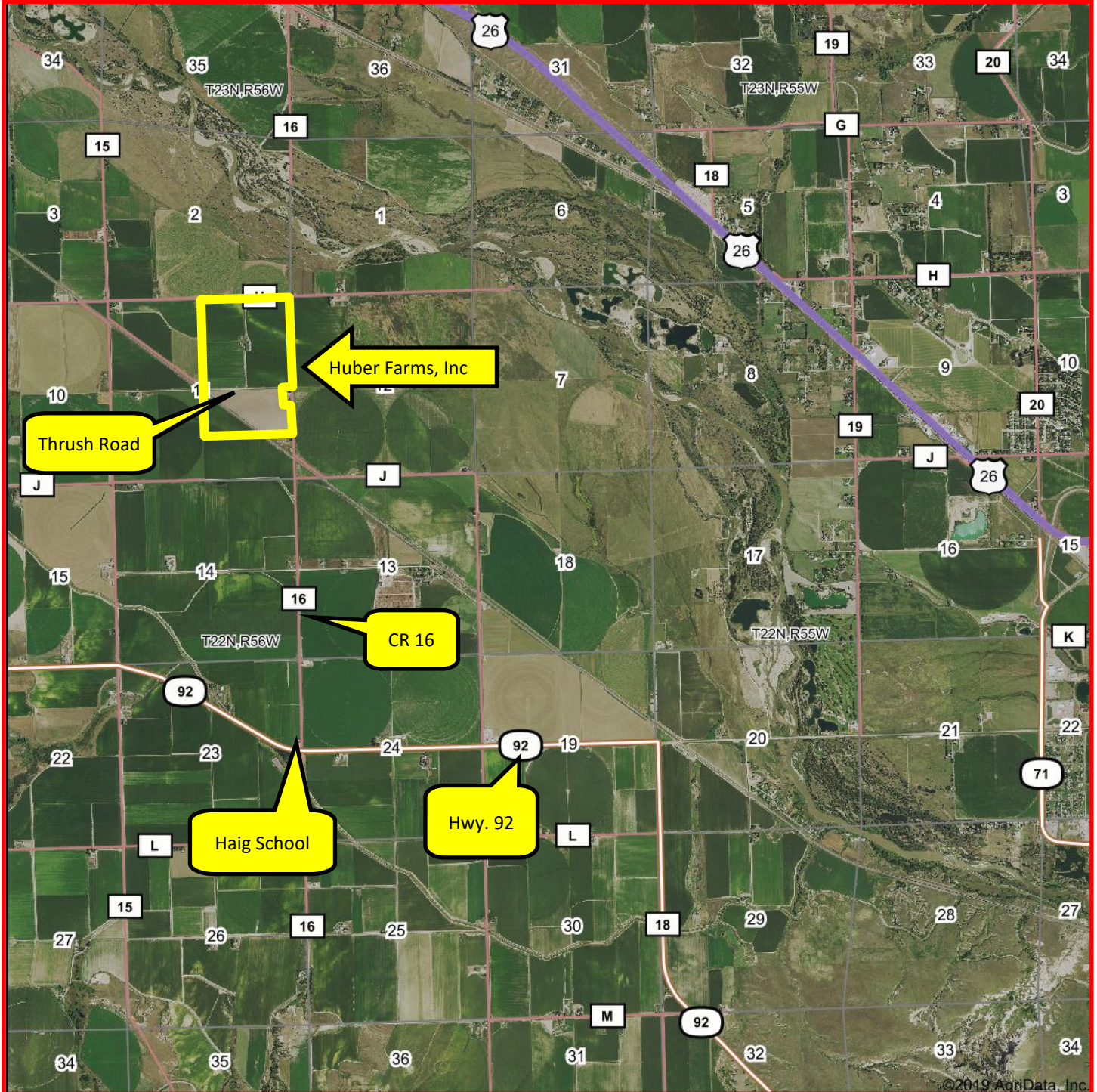
Huber Farms, Inc.

228 acres with surface water & 2 irrigation wells



- ◆ **228+/- acres of gravity irrigated farmland for sale** 4 miles west of Scottsbluff, Nebraska on Hwy. 92 to CR 16, then north on CR 16 for 2 miles to Thrush Road. The Property is on both sides of Thrush Road and on the west side of CR 16.
- ◆ **Surface Water Rights:** 233.8 acres of surface water rights under the Mitchell Irrigation District. O & M assessment is \$21/acre = \$4,909.80 for 2020.
- ◆ **Irrigation Wells:** well G-108947 has 153.5 Certified Irrigated Acres and well A-003356 has 72.3 Certified Irrigated Acres. 94 inches of water available for both wells 2020 through 2024.
- ◆ **2019 Real Estate Taxes:** \$10,166.02
- ◆ **Soils:** 84.4% Class I Mitchell silt loam, 0 to 1% slopes; 5.8% Class I McCook loam; 4.1% Class II Mitchell silt loam, 1 to 3% slopes; 3.9% Class II Haverson fine sandy loam; 1.4% Mitchell silt loam, 6 to 9% slopes.
- ◆ **Improvements:** Older 2 bedroom, 1 bath home with several outbuildings.
- ◆ **Legal Description:** NE1/4, part of N1/2SE1/4 Section 11-T22N-R56W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$690,000 = \$3,026/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

Huber Farms, Inc. area map



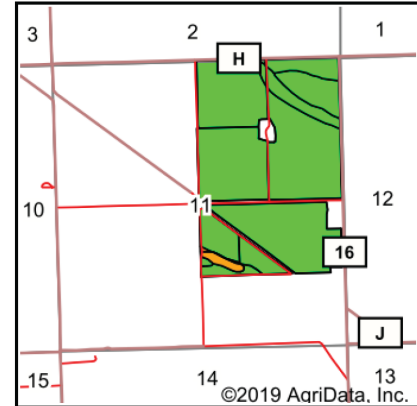
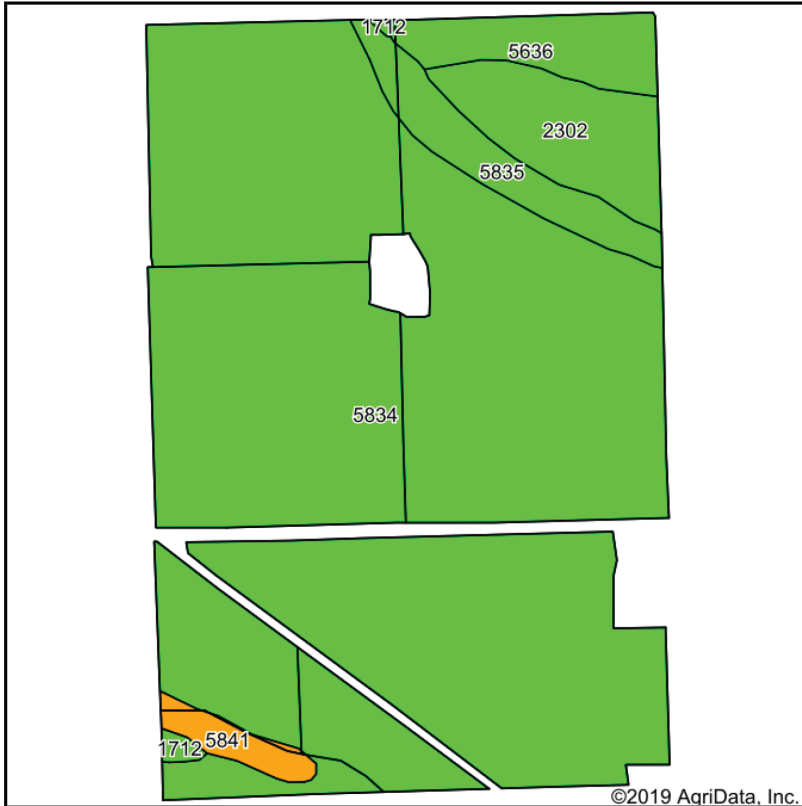
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

Huber Farms, Inc. aerial map



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Huber Farms, Inc. soils map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **11-22N-56W**
 Township: **Mitchell**
 Acres: **225.74**
 Date: **2/14/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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	190.60	84.4%		IIIc	I	48	14	23
2302	McCook loam, rarely flooded	12.99	5.8%		IIc	I	49	14	24
5835	Mitchell silt loam, 1 to 3 percent slopes	9.25	4.1%		IIIe	IIe	47	14	23
5636	Haverson fine sandy loam, rarely flooded	8.89	3.9%		IIIe	IIe	48	13	21
5841	Mitchell silt loam, thin, 6 to 9 percent slopes	3.25	1.4%		IVe	IVe	44	14	23
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	0.76	0.3%		IIIe	IIe	41	11	19
Weighted Average							47.9	*n 14	*n 23

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

Nebraska Panhandle Road Map

