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Sloan AgLand

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Farm & Ranch Real Estate Sales

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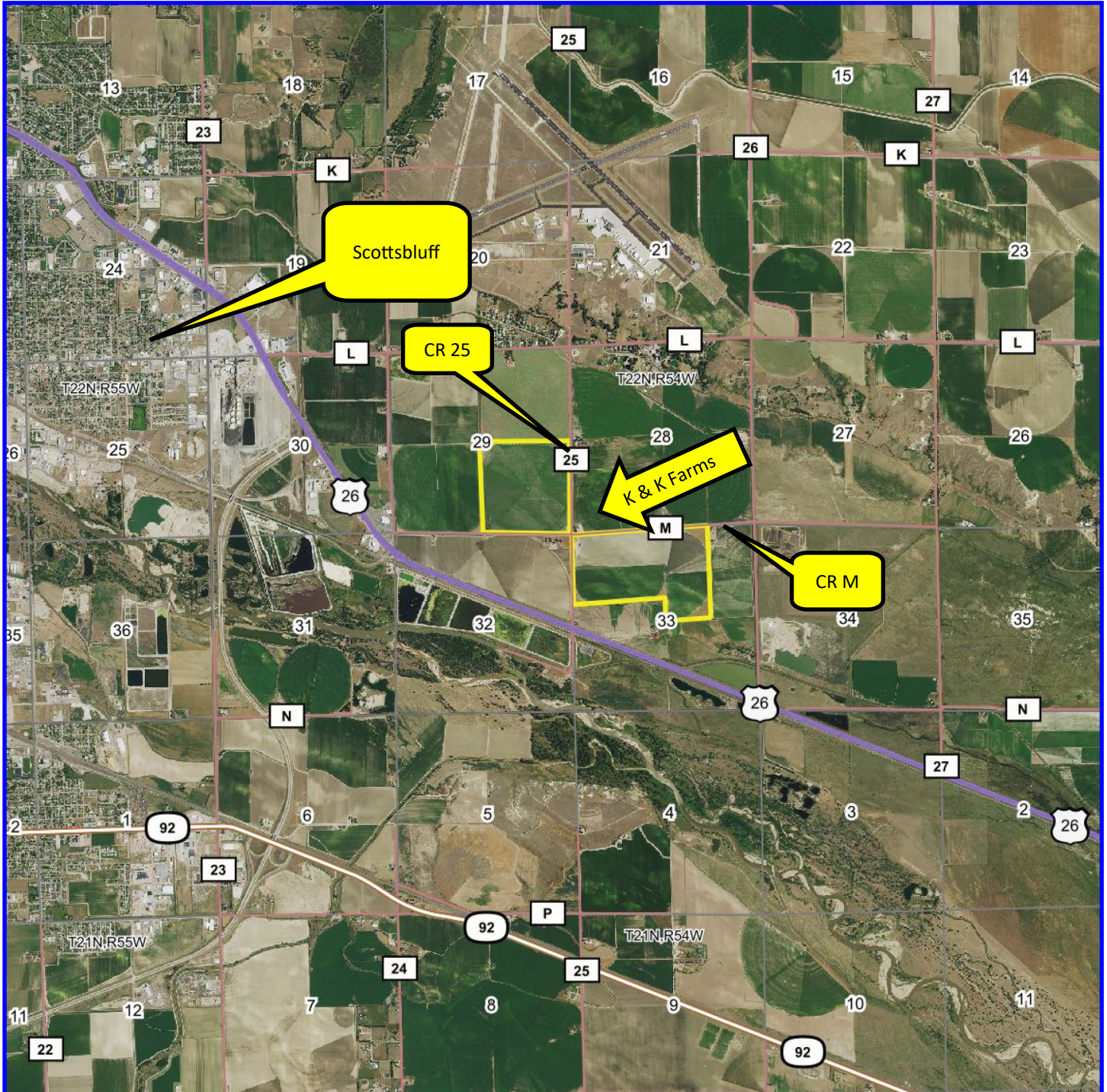
Licensed in Nebraska
& Wyoming

Scotts Bluff County Land For Sale



- ◆ **372 acres of prime pivot irrigated farmland for sale** on the east side of Scottsbluff, Nebraska.
- ◆ **Surface Water:** 350.5 acres of surface water rights under Winter Creek Canal Company. 2022 assessment is \$9,814 = \$28/acre.
- ◆ **Well Water:** 359.4 Certified Irrigated Acres under the North Platte Natural Resource District.
- ◆ **Irrigation Equipment:** 2 full circle Reinke Center Pivots with corner systems and 1 half circle Reinke Center Pivot.
- ◆ **Soils:** 88.8% Class I McCook loam; 11.2% Class III Yockey loam.
- ◆ **2021 Real Estate Taxes** - \$14,550.34.
- ◆ **Legal Description:** SE1/4 Section 29, Part of Section 33 - T22 - R54W of the 6th P.M., Scotts Bluff County, Nebr.
- ◆ **Listing Price** is \$2,325,000 = \$6,250/acre.
- ◆ **Contact:** Jerry Sloan at (308) 631-5520; Email: Jerry@SloanAgLand.com

K & K Farms area map



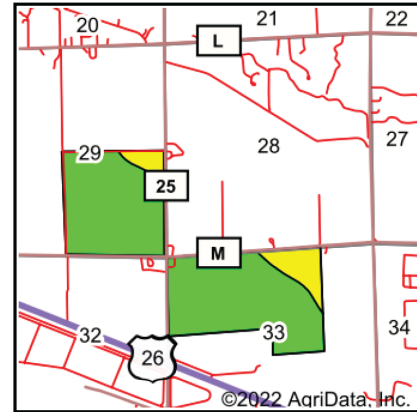
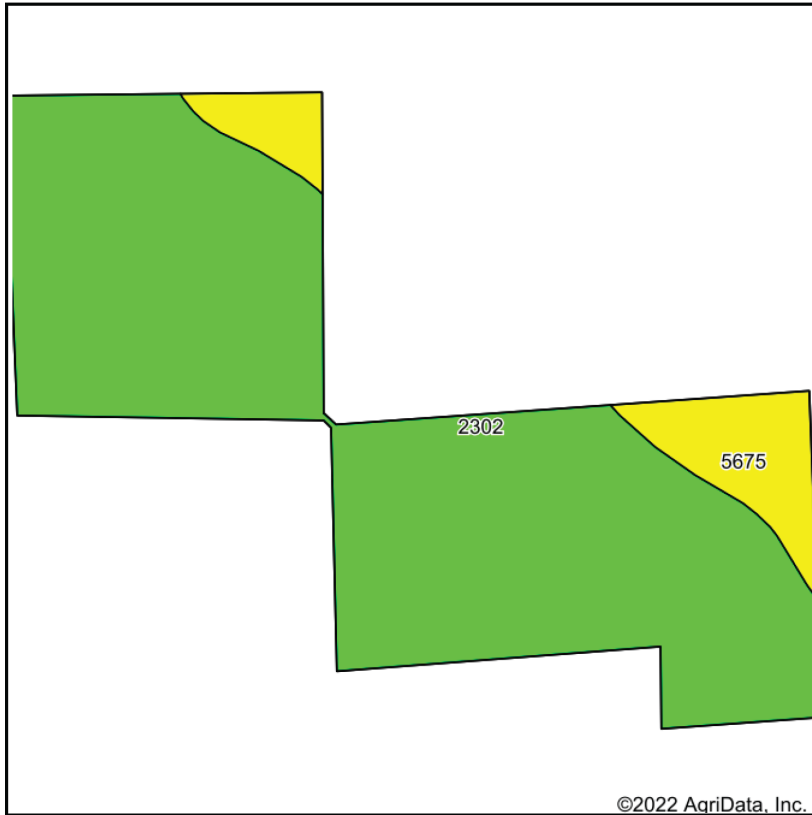
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K & K Farms aerial map



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K & K Farms soils map





State: **Nebraska**
 County: **Scotts Bluff**
 Location: **28-22N-54W**
 Township: **East Winters Creek**
 Acres: **366**
 Date: **1/19/2022**

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
2302	McCook loam, rarely flooded	324.95	88.8%		IIc	I	49	14	26
5675	Yockey loam, occasionally flooded	41.05	11.2%		IVs	IIIs	11	1	8
Weighted Average							44.7	*n 12.5	*n 24

*n: The aggregation method is "Weighted Average using all components"
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Nebraska Panhandle Road Map

