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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

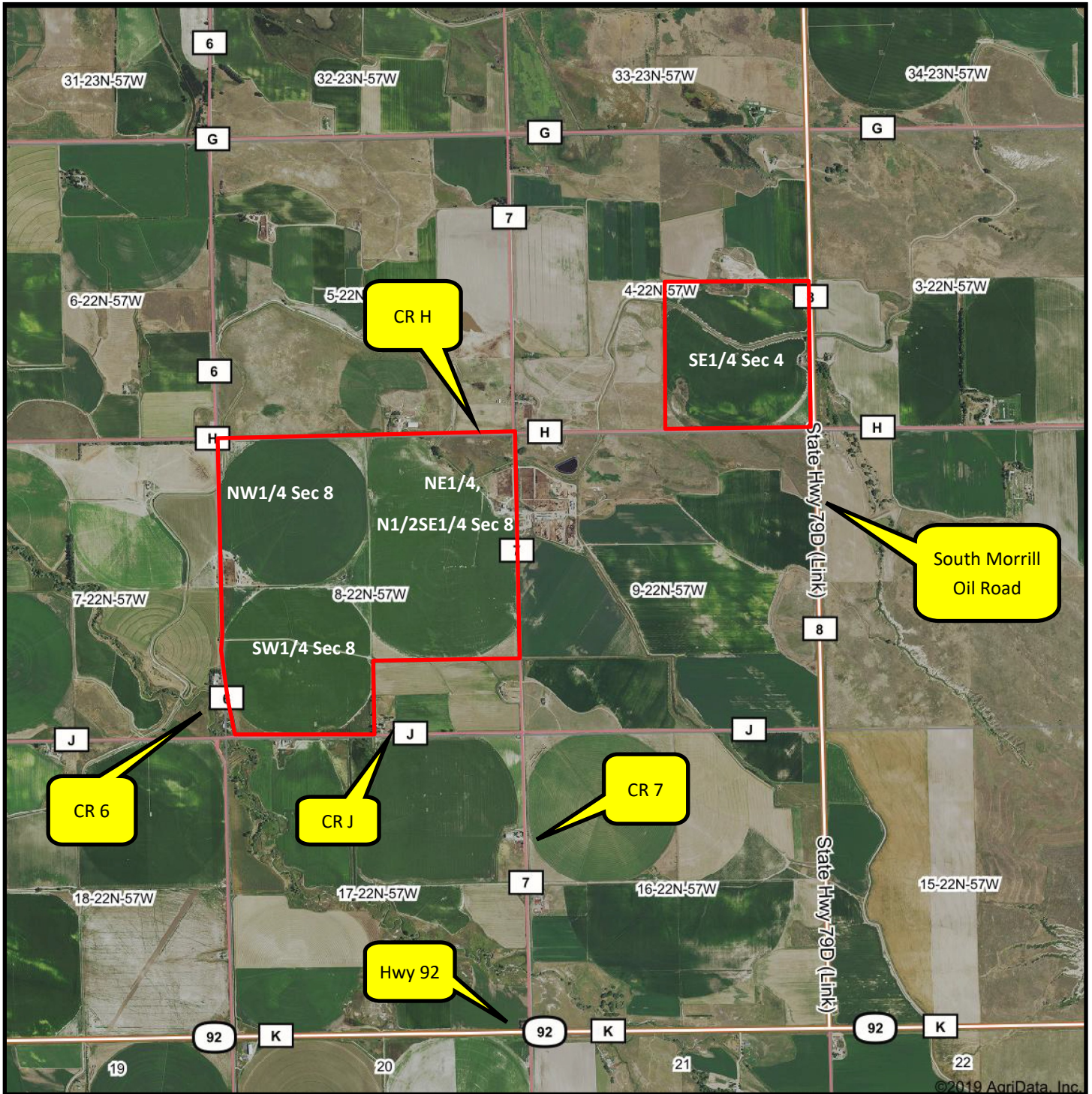


3 A Farms

NE1/4, N1/2SE1/4 Section 8-T22-547

- ◆ **238 acres** located 4 miles south of Morrill, Nebraska on South Morrill Road to CR H, then 1 mile west to CR 7. The Property is on the south side of CR H and the west side of CR 7.
- ◆ **Surface Water Rights: 188 acres of surface water rights** with the Gering-Ft. Laramie Irrigation District. O & M water assessment for 2020 is \$31.25/acre = \$5,875.
- ◆ **Irrigation Equipment:** 7 tower Reinke Center Pivot Irrigation System w/Corner Arm; Reinke 4 tower Pivot; 40 HP turbine pump & motor with settling pond.
- ◆ **Improvements: Older home** needs work - 1,584 sq. ft. with 2 bedrooms & 1 bath; 1,584 sq. ft. unfinished basement. **1 - 2,040 sq. ft.** (51' x 40') metal building; **1 - 1,230 sq. ft.** (41' x 30') metal building; **1 - 1,440 sq. ft.** (48' x 30') metal building. **300 head feedlot with 480 ft. feed bunks.**
- ◆ **2019 Real Estate Taxes:** \$10,488.12.
- ◆ **Soils:** 71% Class II & III Mitchell silt loams, 10.4% Jayem fine sandy loam.
- ◆ **Legal Description:** NE1/4, N1/2SE1/4 Section 8-T22N-R57W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$789,700.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

3 A Farms aerial map



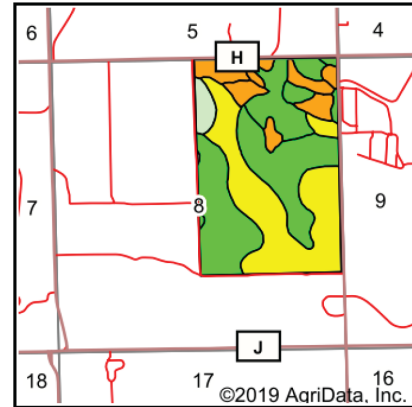
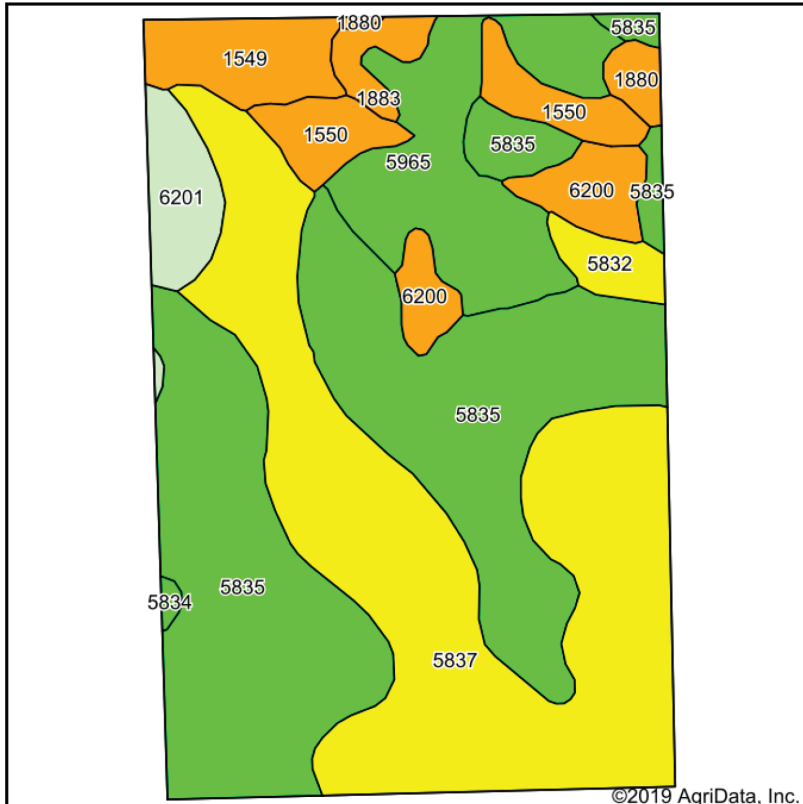
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

NE1/4, N1/2SE1/4 Section 8-T22-R57 aerial map



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NE1/4, N1/2SE1/4 Section 8-T22-R57 soils map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **8-22N-57W**
 Township: **Kiowa**
 Acres: **232.39**
 Date: **12/17/2019**












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	
5835	Mitchell silt loam, 1 to 3 percent slopes	88.83	38.2%			IIIe	IIe	47	14	23
5837	Mitchell silt loam, 3 to 6 percent slopes	76.18	32.8%			IIIe	IIIe	46	14	23
5965	Jayem fine sandy loam, 0 to 3 percent slopes	24.28	10.4%			IIIe	IIe		15	23
1550	Dailey and Valent loamy fine sands, 3 to 6 percent slopes	9.59	4.1%			VIe	IVe	18	6	9
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	8.77	3.8%			IVe	IVe	18	6	10
6200	Epping silt loam, 1 to 3 percent slopes	8.08	3.5%			VIe	IVs	7	5	11
6201	Epping silt loam, 3 to 30 percent slopes	7.06	3.0%			VIe		5	4	9
5832	Mitchell fine sandy loam, 3 to 6 percent slopes	3.63	1.6%			IIIe	IIIe	44	12	21
1883	Valent-Dwyer loamy fine sands, rolling	3.16	1.4%			VIe	IVe	17	5	10
1880	Valent-Dwyer fine sands, rolling	2.34	1.0%			VIe	IVe	17	5	9
5834	Mitchell silt loam, 0 to 1 percent slopes	0.47	0.2%			IIIc	I	48	14	23
Weighted Average								36	*n 12.6	*n 20.7

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

Nebraska Panhandle Road Map

