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# Sloan AgLand

*www.SloanAgLand.com*

*Farm & Ranch Real Estate Sales*

*190500 Hwy. 71*  
*Gering, NE 69341*

*Licensed in Nebraska*  
*& Wyoming*

## **Scotts Bluff County Land For Sale**



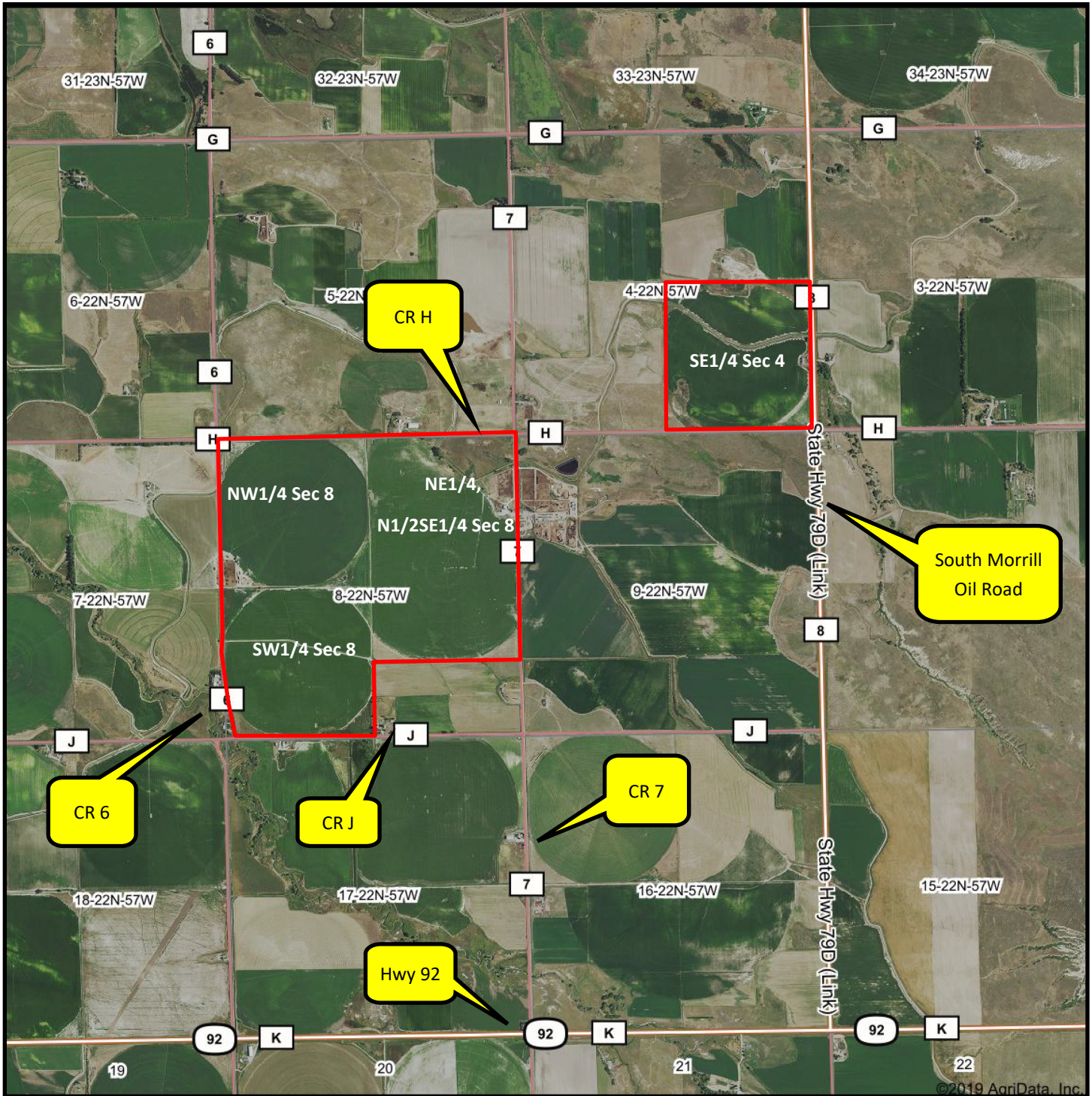
**3 A Farms**

**NW1/4 Section 8-T22-R57**

- ◆ **160 acres** located 4 miles south of Morrill, Nebraska on the South Morrill Road to CR H, then 2 miles west to CR 6. The Property is on the south side of CR H and the east side of CR 6.
- ◆ **Surface Water Rights:** **149 acres of surface water rights** with the Gering-Ft. Laramie Irrigation District. O & M water assessment for 2020 is \$31.25/acre = \$4,656.25.
- ◆ **Irrigation Equipment:** Reinke 7 tower Center Pivot Irrigation System with 25 HP turbine motor & pump.
- ◆ **Improvements:** 1 - 30,000 bushel grain bin & 1 - 12,000 bushel grain bin with aeration floor. 250 to 300 head capacity feedlot with 400 ft. of bunk space.
- ◆ **Scotts Bluff County Assessor Info:** 155 irrigated acres, 1 acre farm site, 4 acres of roads.
- ◆ **2019 Real Estate Taxes:** \$6,380.52.
- ◆ **Soils:** 49.4% Class I & II Mitchell silt loam, 31.6% Otero-Bayard & Jayem Class II fine sandy loams.
- ◆ **Legal Description:** NW1/4 Section 8-T22N-R57W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$624,000.**
- ◆ **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.

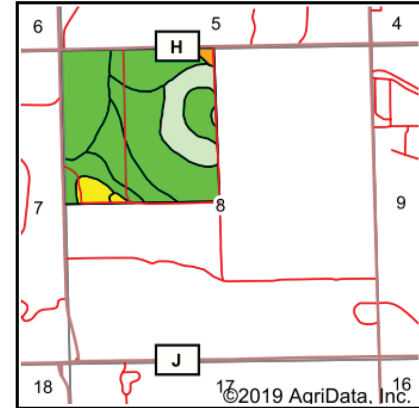
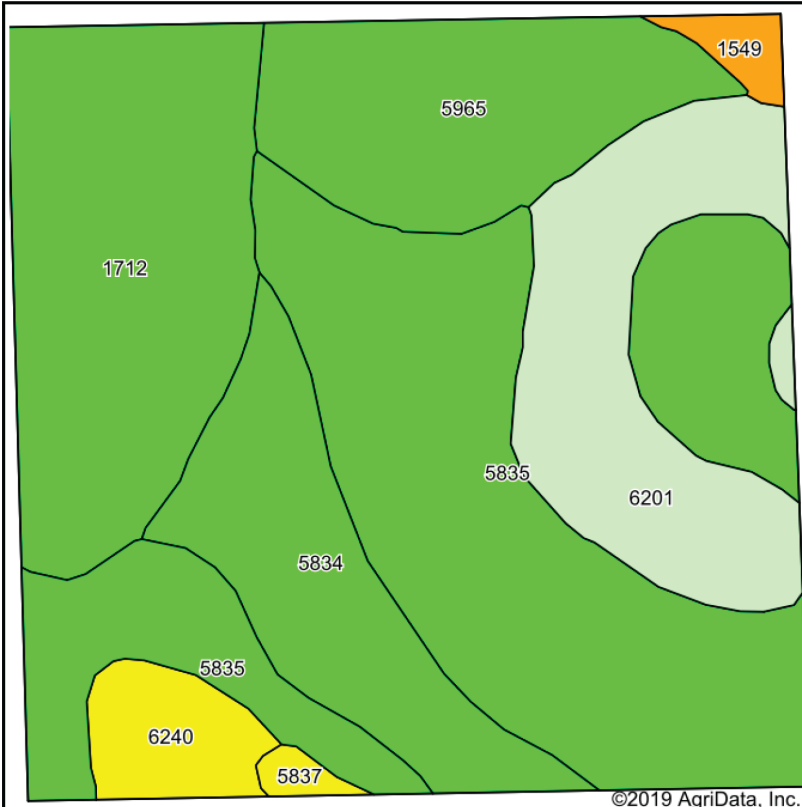


# NW1/4 Section 8-T22-R57 aerial map



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# NW1/4 Section 8-T22-R57 soils map



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **8-22N-57W**  
 Township: **Kiowa**  
 Acres: **155.61**  
 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	59.27	38.1%		IIIe	IIe	47	14	23
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	30.06	19.3%		IIIe	IIe	41	11	19
6201	Epping silt loam, 3 to 30 percent slopes	21.68	13.9%		VI s		5	4	9
5965	Jayem fine sandy loam, 0 to 3 percent slopes	19.13	12.3%		IIIe	IIe		15	23
5834	Mitchell silt loam, 0 to 1 percent slopes	17.51	11.3%		IIIc	I	48	14	23
6240	Keota silt loam, 1 to 3 percent slopes	5.40	3.5%		IIIe	IIIe	21	6	11
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	1.67	1.1%		IVe	IVe	18	6	10
5837	Mitchell silt loam, 3 to 6 percent slopes	0.89	0.6%		IIIe	IIIe	46	14	23
<b>Weighted Average</b>							<b>33.1</b>	<b>*n 11.8</b>	<b>*n 19.7</b>

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



# Nebraska Panhandle Road Map

