



**Jerry Sloan**

*Broker/Owner  
(308) 631-5520*

*Jerry@SloanAgLand.com*

# Sloan AgLand

*www.SloanAgLand.com*

*Farm & Ranch Real Estate Sales*

*190500 Hwy. 71  
Gering, NE 69341*

*Licensed in Nebraska  
& Wyoming*

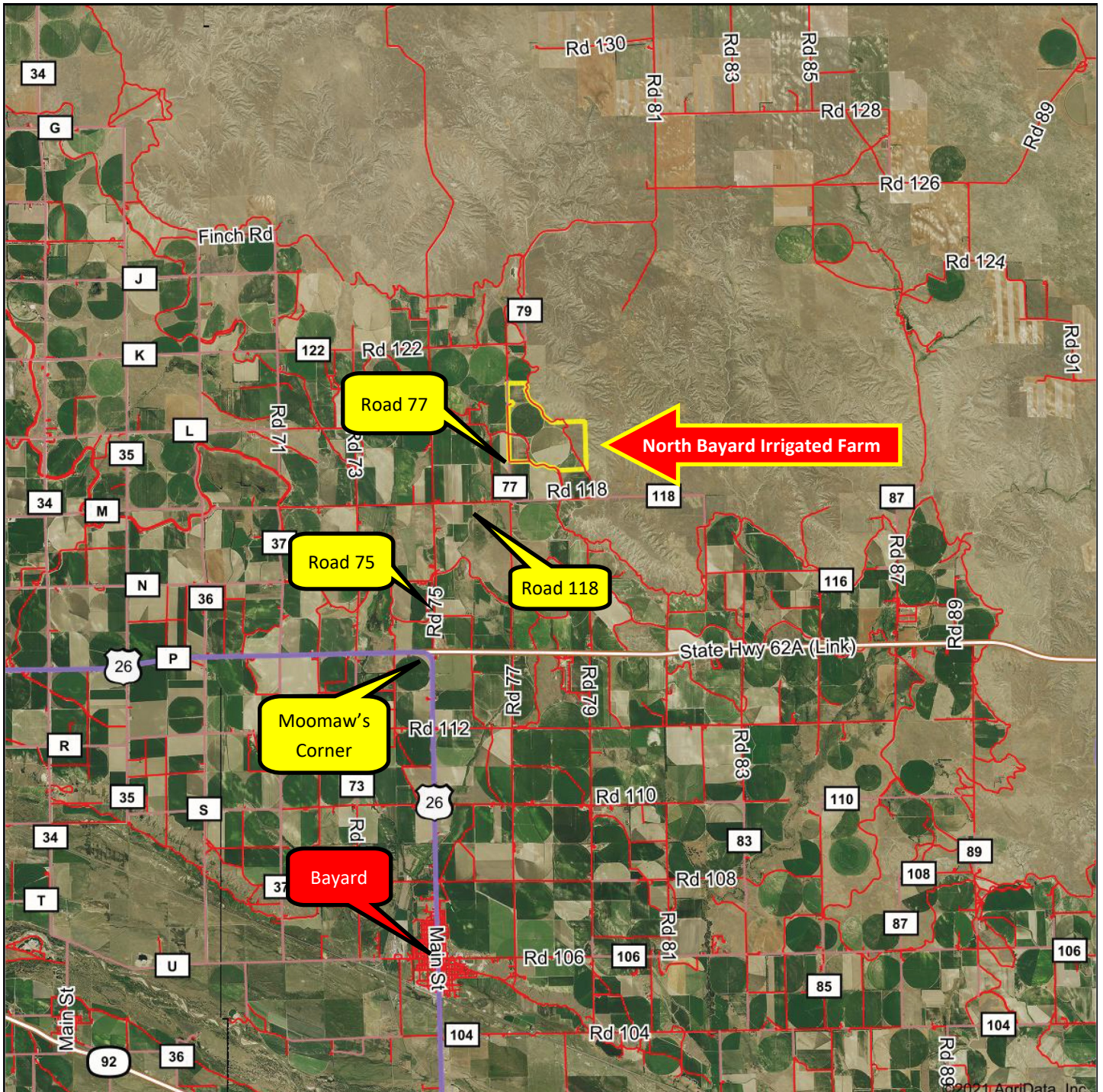
## **Morrill County Land For Sale**

### **North Bayard Irrigated Farm**



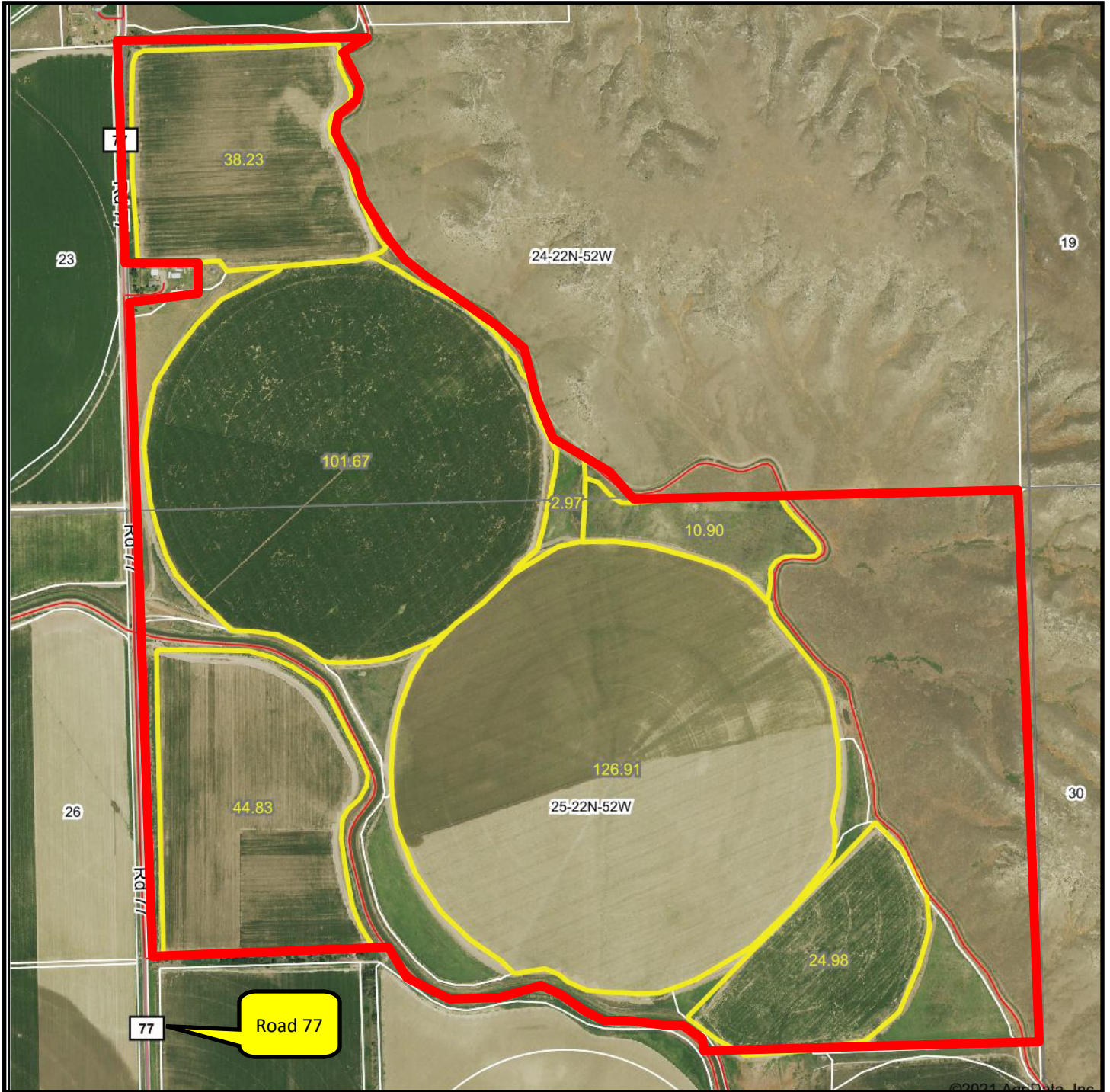
- ◆ **482 acres** 2 miles north of Moomaw's corner on Road 75 to Road 118, then 1 mile east to Road 77 and .5 mile north. The property is on the east side of Road 77.
- ◆ **Land Use:** 254+/- pivot irrigated acres; 97+/- gravity irrigated acres; 132 acres grass, roads & waste.
- ◆ **Surface Water Rights:** **402 acres** of surface water rights under Pathfinder Irrigation District. Annual assessment for 2021 is \$31/acre x 402 acres = \$12,462 for 2021.
- ◆ **325.2 Certified Irrigated Acres** under Nebraska irrigation wells #G-075752, G-075753 & G-075754 with remaining allocation of 92.3 inches.
- ◆ **Irrigation Equipment:** 1 - 6 tower Zimmatic pivot covering 102+/- acres; 1 - 7 tower Zimmatic pivot covering 127+/- acres; 1 - 4 tower 1/2 circle Zimmatic pivot covering 25+/- acres.
- ◆ **2020 Real Estate Taxes:** \$11,971.36
- ◆ **Soils:** 51.3% Class II Otero, Mitchell & Bridgeport very fine sandy loam; 32.9% Class III Mitchell & Otero very fine sandy loam; 15.9% Class IV Mitchell very fine sandy loam.
- ◆ **Legal Description:** part SW1/4 Section 24; N1/2, N1/2NE1/4SE1/4, and Lot 2, part N1/2NW1/4SE1/4 lying north of low line canal in Section 25-T22N-R52W of the 6th P.M., Morrill County, Nebraska.
- ◆ **Asking Price is \$1,200,000 = \$2,490/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

# North Bayard Irrigated Farm area map



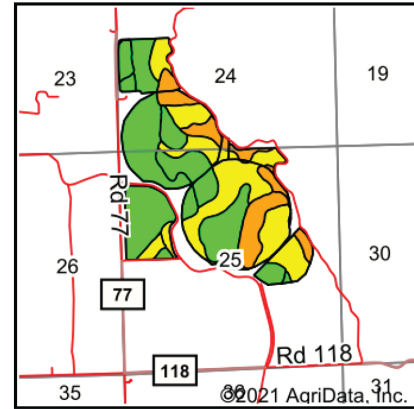
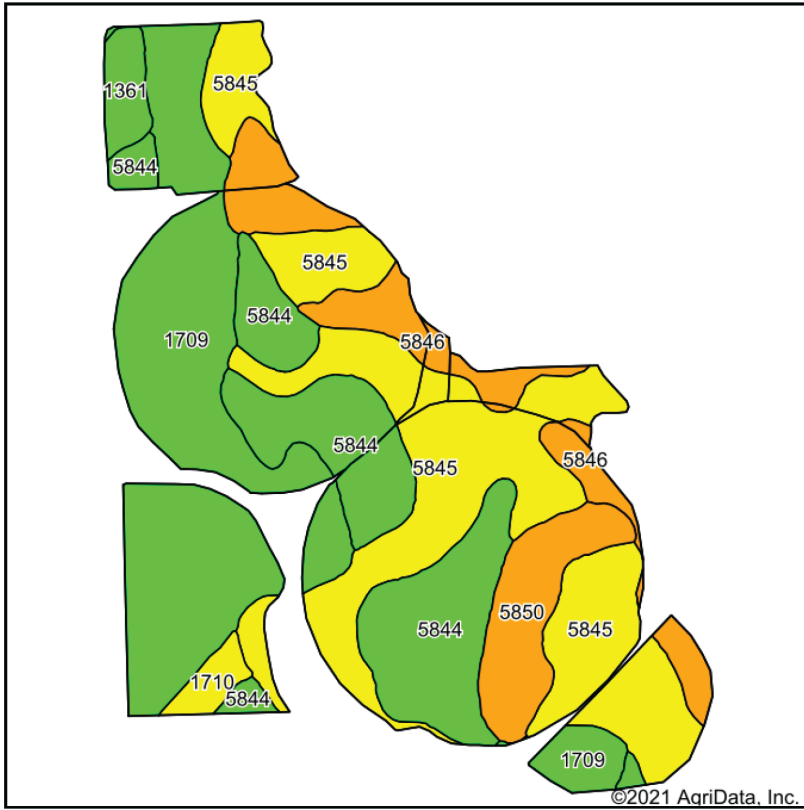
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

# North Bayard Irrigated Farm aerial map



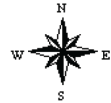
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# North Bayard Irrigated Farm soil map










State: **Nebraska**  
 County: **Morrill**  
 Location: **25-22N-52W**  
 Township: **East Bayard**  
 Acres: **350.49**  
 Date: **1/13/2021**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
5845	Mitchell very fine sandy loam, 3 to 6 percent slopes	110.85	31.6%			IIIe	46	19	27
1709	Otero very fine sandy loam, 0 to 3 percent slopes	102.25	29.2%			IIIe	43	17	24
5844	Mitchell very fine sandy loam, 1 to 3 percent slopes	70.38	20.1%			IIIe	48	20	27
5846	Mitchell very fine sandy loam, 6 to 9 percent slopes	33.48	9.6%			IVe	43	19	26
5850	Mitchell-Epping very fine sandy loams, 3 to 9 percent slopes	21.94	6.3%			Ve	32	16	22
1361	Bridget very fine sandy loam, 0 to 1 percent slopes	6.87	2.0%			IIc	54	19	20
1710	Otero very fine sandy loam, 3 to 6 percent slopes	4.72	1.3%			IVe	42	17	24
<b>Weighted Average</b>							<b>44.5</b>	<b>*n 18.4</b>	<b>*n 25.5</b>

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

# Nebraska Panhandle Road Map

