



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

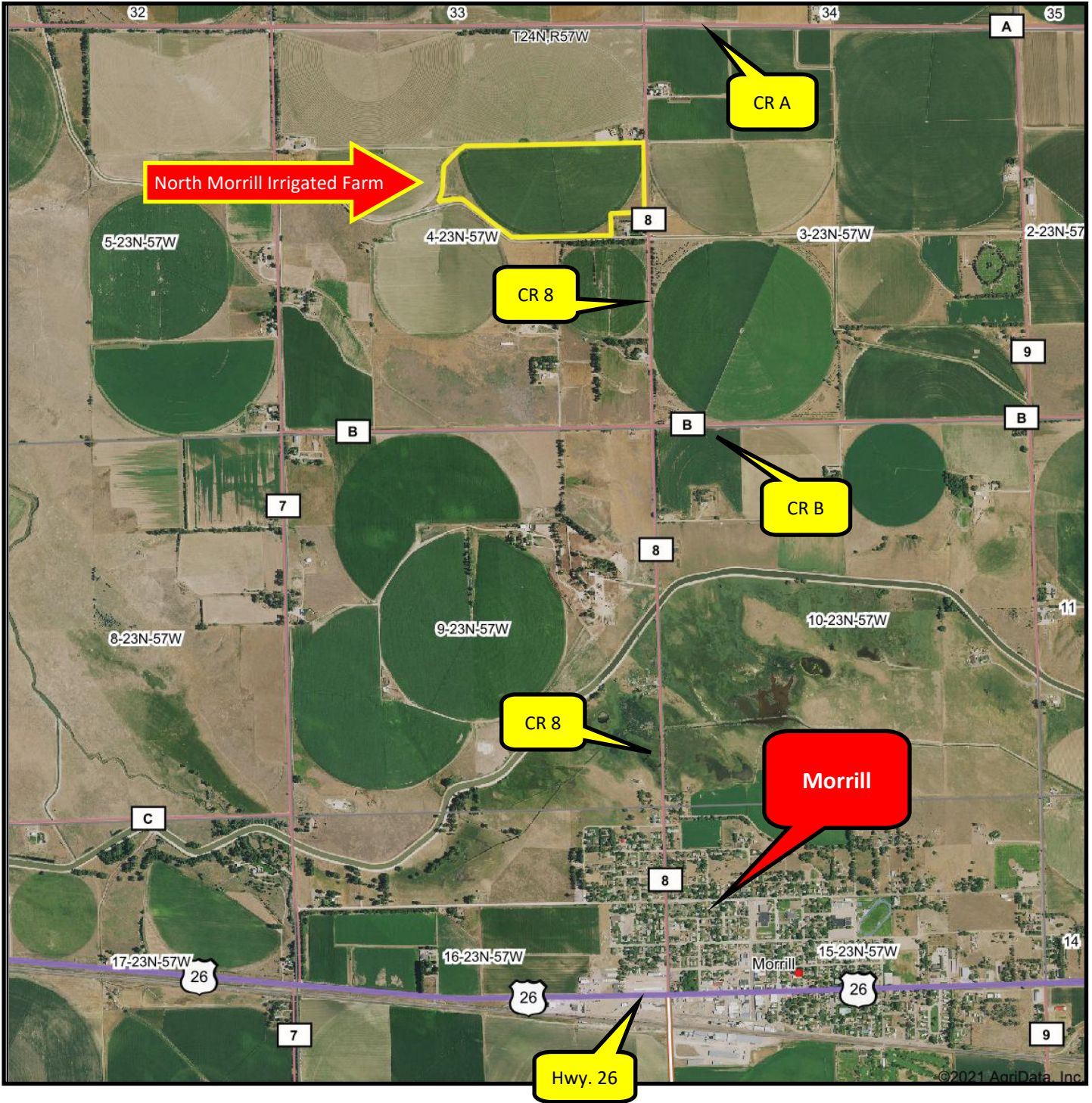
Licensed in Nebraska
& Wyoming

Scotts Bluff County Land For Sale



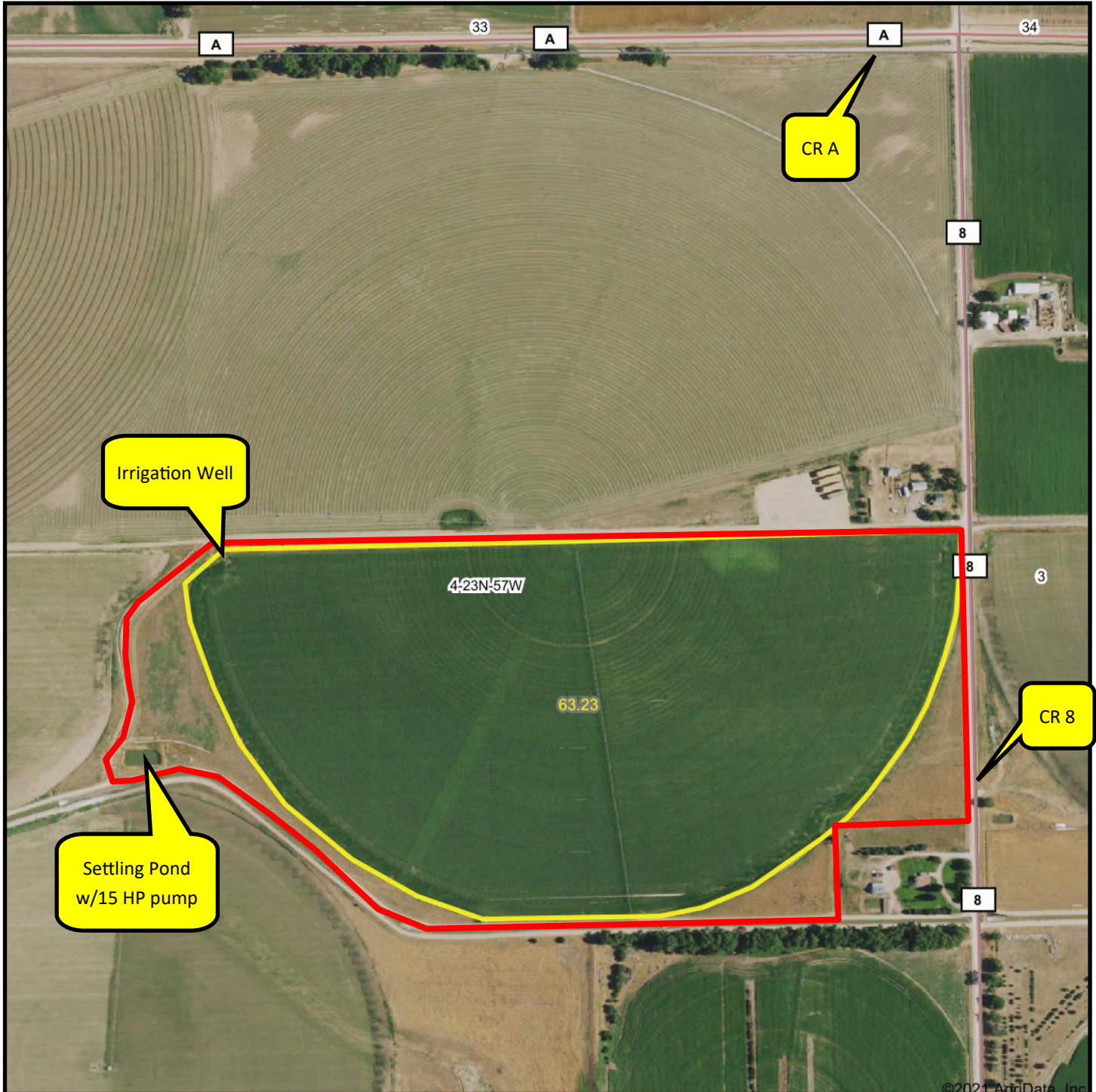
- ◆ **77.9 acres with surface water and well water** located 2 miles north of Hwy. 26 on CR B in Morrill, Nebraska.
- ◆ **Surface Water Rights: 78 acres** of surface water rights under Pathfinder Irrigation District. The annual assessment is \$31/acre x 78 acres = \$2,418 for 2021. The surface water is pumped out of a settling pit to the pivot in underground pipeline with a 15 HP turbine pump & motor.
- ◆ **71 Certified Irrigated Acres with 93.6" remaining** under allocation on Nebraska well #G-73997 drilled in 1991; well depth 56 ft.; test pumped 800 gpm from 40 ft. in 1991; 20 HP turbine pump & motor.
- ◆ **Irrigation Equipment:** 7 tower 1/2 circle T-L center pivot covering 63+/- acres.
- ◆ **2020 Real Estate Taxes:** \$2,003.12
- ◆ **Soils:** 100% Class IV Scoville fine sand.
- ◆ **Legal Description:** part S1/2NE1/4, part S1/2SW1/4 Section 4-T23N-R57W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$265,000 = 3,400/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

North Morrill Irrigated Farm area map



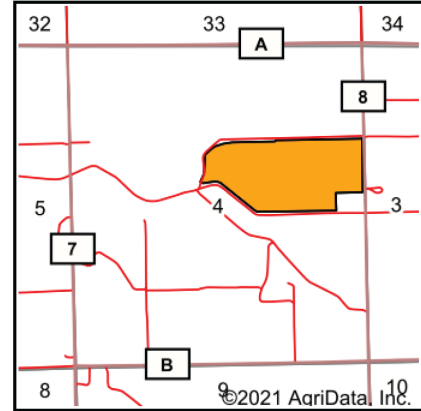
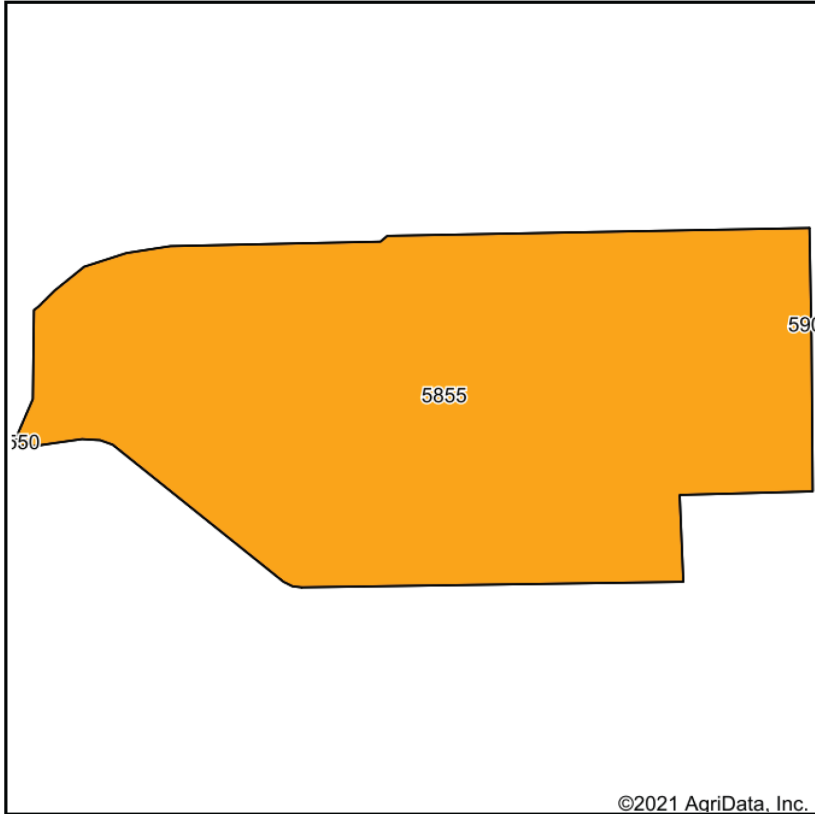
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

North Morrill Irrigated Farm aerial map



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North Morrill soil map




State: **Nebraska**
 County: **Scotts Bluff**
 Location: **4-23N-57W**
 Township: **Ford**
 Acres: **71**
 Date: **1/14/2021**

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 |
|-------------------------|---|-------|------------------|---|---------------|-----------|-----------|---------------|-----------------------|
| 5855 | Scoville fine sand, 0 to 1 percent slopes | 71.00 | 100.0% |  | V/e | IVe | 35 | 7 | 13 |
| Weighted Average | | | | | | | 35 | *n 7 | *n 13 |

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

Nebraska Panhandle Road Map

