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# Sloan AgLand

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*Farm & Ranch Real Estate Sales*

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*Gering, NE 69341*

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*& Wyoming*

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



*Scottsbluff Commercial Tract*

- ◆ **22.52 acres of commercial land for sale** west of Walmart in Scottsbluff, Nebraska.
- ◆ **Zoning:** C-3 Heavy Commercial
- ◆ **Surface Water Rights:** 10 acres of surface water rights under the Enterprise Irrigation District with 2021 annual assessment of \$350 = \$35/acre.
- ◆ **2022 Real Estate Taxes:** \$866.82
- ◆ **Soils:** 92.2% Class II Glenberg fine sandy loam; 7.8% Class I McCook loam.
- ◆ **Legal Description:** Blocks 2 and 4, Whistle Creek Subdivision, situated in the E1/2SW1/4 of Section 15-T22N-R55W, Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$499,000.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com



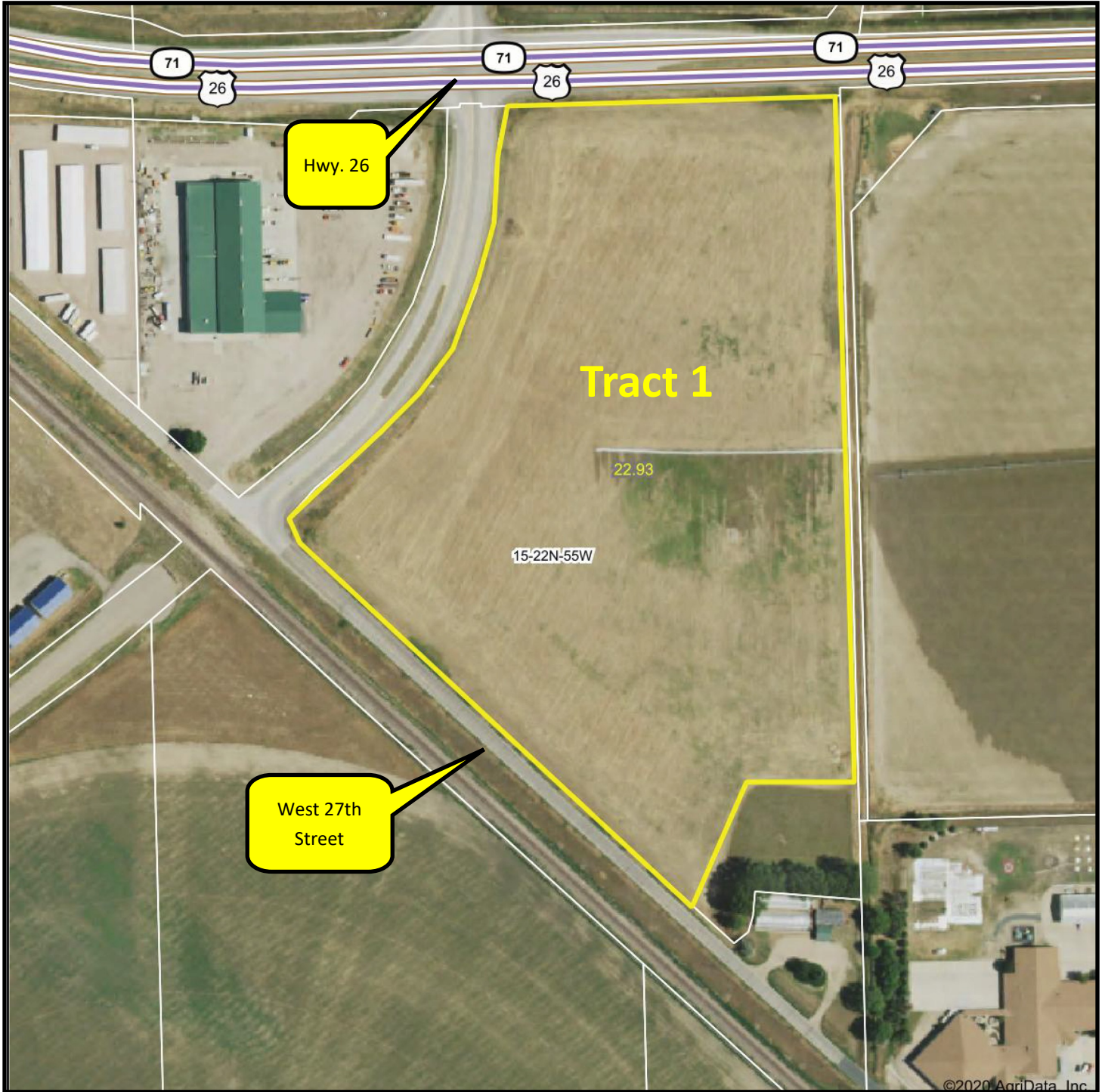
# Scottsbluff Tracts 1, 2 & 3 location map



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.

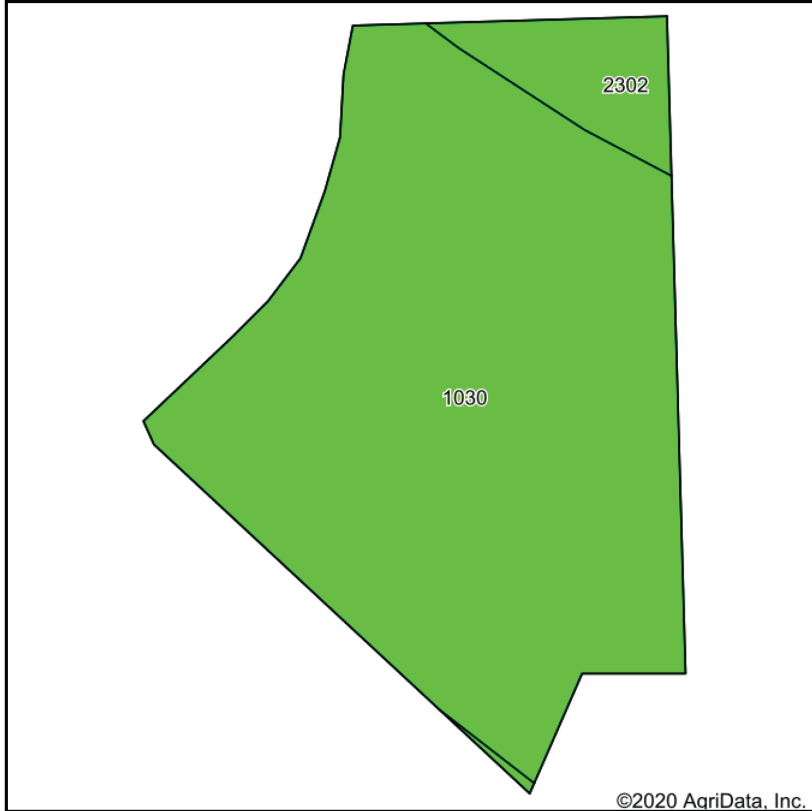


# Scottsbluff Commercial Tract aerial map

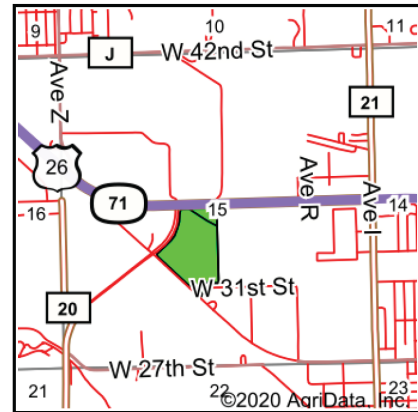


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# Scottsbluff Commercial Tract soils map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **15-22N-55W**  
 Township: **West Winters Creek**  
 Acres: **22.93**  
 Date: **12/23/2020**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	21.13	92.2%		IIIe	Ile	28	9	16
2302	McCook loam, rarely flooded	1.80	7.8%		IIc	I	49	14	26
<b>Weighted Average</b>							<b>29.6</b>	<b>*n 9.4</b>	<b>*n 16.8</b>

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# Nebraska Panhandle Road Map

