



# Sloan AgLand

*www.SloanAgLand.com*  
**Farm & Ranch Real Estate Sales**  
190500 Hwy. 71  
Gering, NE 69341

**Licensed in Nebraska  
& Wyoming**

**Jerry Sloan**

*Broker/Owner  
(308) 631-5520*

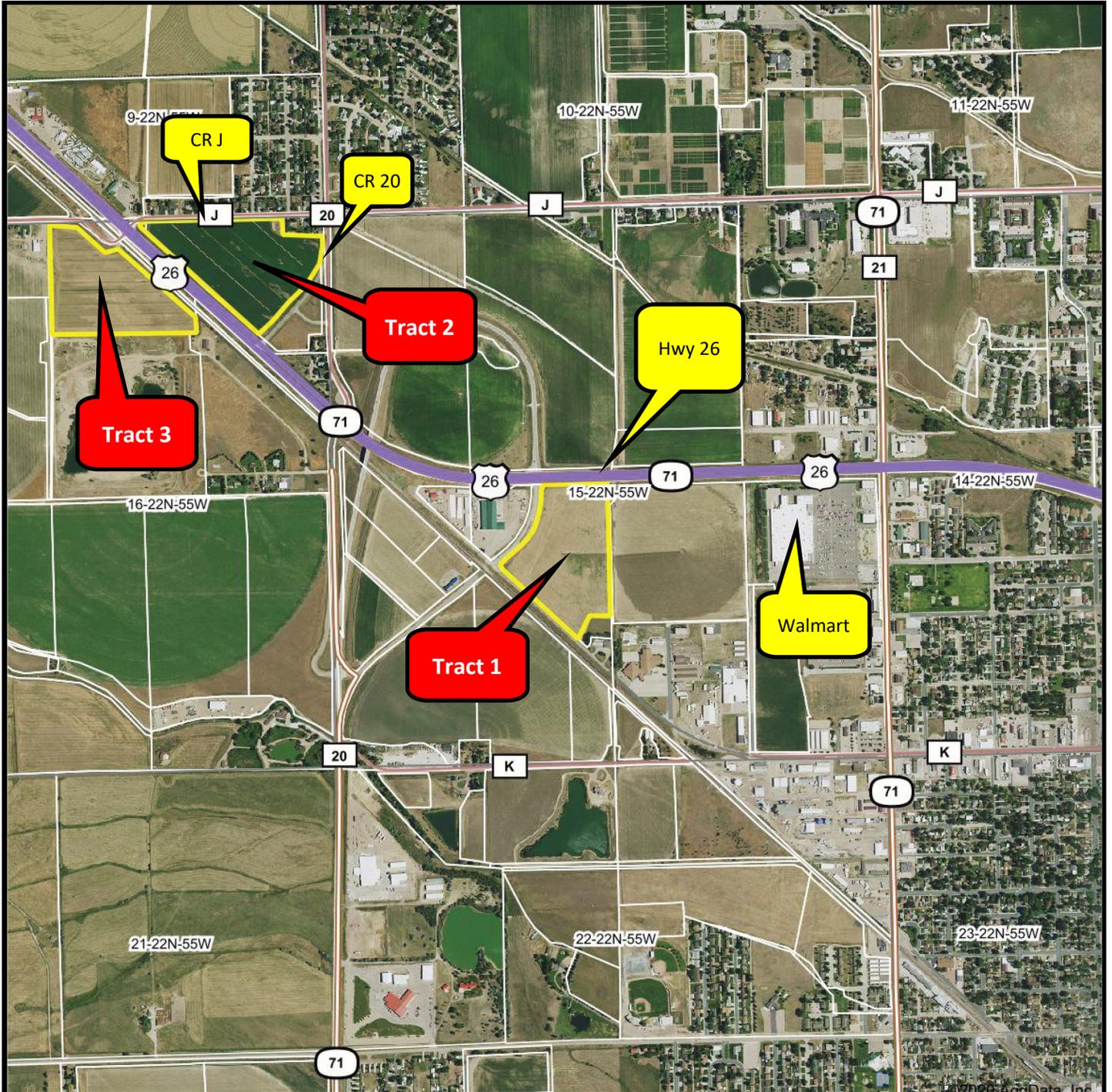
*Jerry@SloanAgLand.com*

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



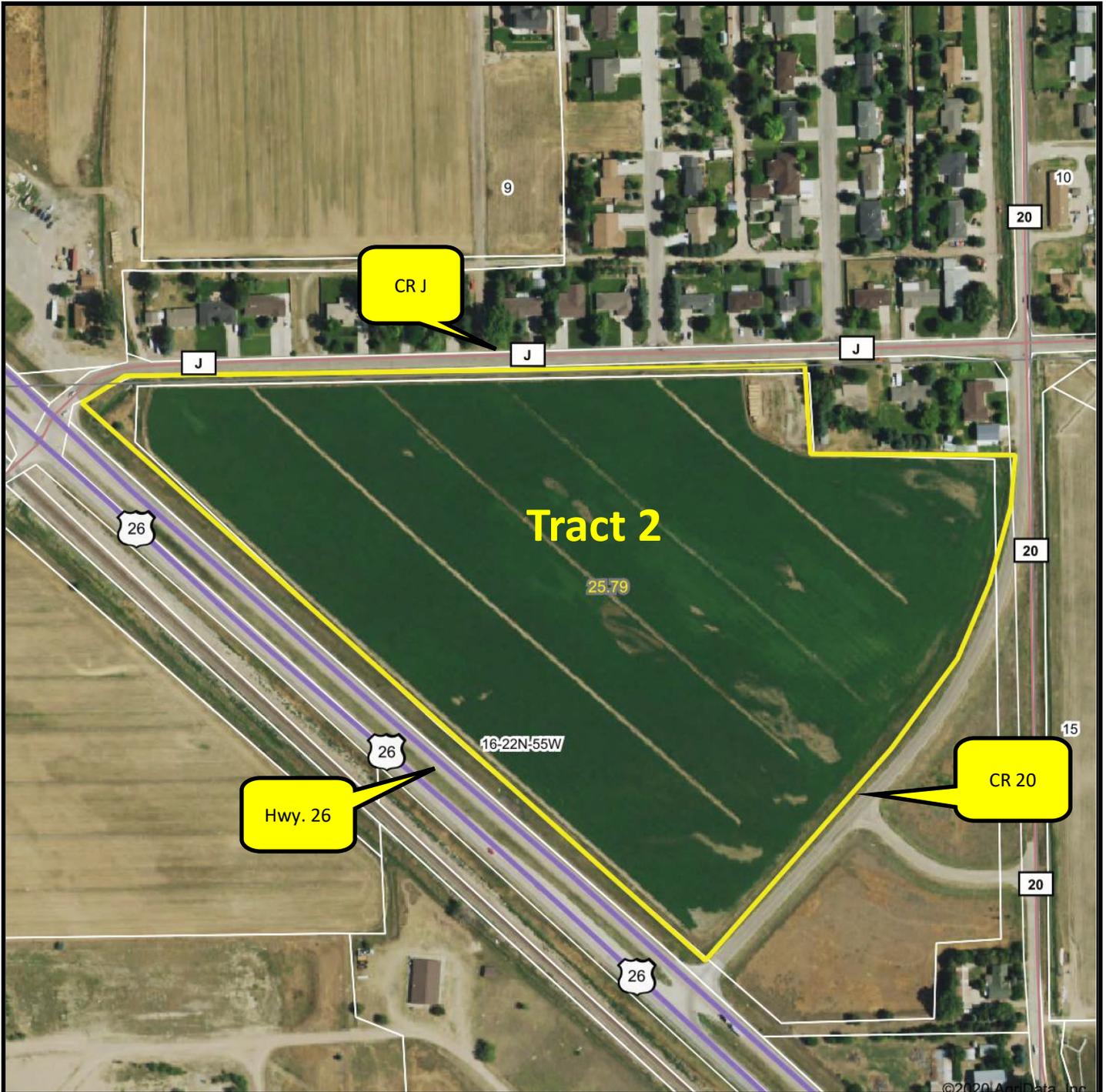
- ◆ **26+/- acres of irrigated farmland for sale with Class I & Class II soils** on the north side of Hwy. 26 between CR 20 & CR J in Scottsbluff, Nebraska.
- ◆ **Zoning:** Agricultural
- ◆ **Surface Water Rights:** 33.89 acres of surface water rights under the Enterprise Irrigation District with 2021 annual assessment of \$1,186.15 = \$35/acre.
- ◆ **Irrigation Well G-147558:** 24.6 Certified Irrigated Acres. Electric 15 HP turbine pump & motor on Roosevelt Public Power.
- ◆ **2021 Real Estate Taxes:** \$1,019.44.
- ◆ **Soils:** 74.1% Class I McCook loam; 17.8% Class II Glenberg fine sandy loam; 8.1% Class II Haverson fine sandy loam.
- ◆ **Legal Description:** Part NE1/4 of Section 16 lying North and East of Hwy. 26 (Except lots in Siever's Second Subdivision)-T22N-R55W, Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$200,000.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

# Scottsbluff Tracts 1, 2 & 3 location map



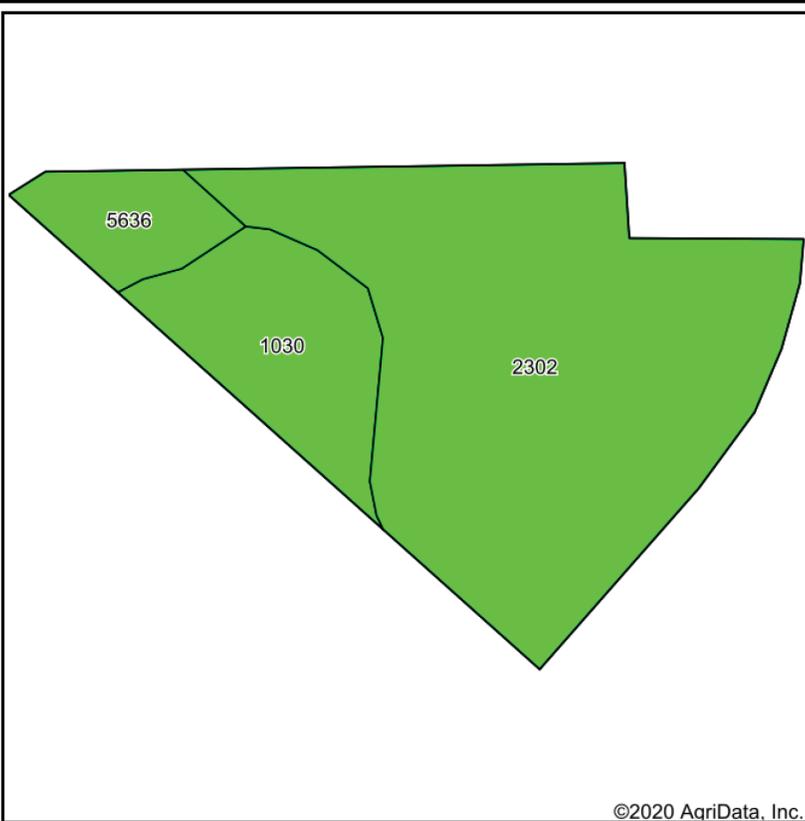
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

# Scottsbluff Tract 2 aerial map



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# Scottsbluff Tract 2 soils map



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **16-22N-55W**  
 Township: **West Winters Creek**  
 Acres: **25.79**  
 Date: **12/23/2020**

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
2302	McCook loam, rarely flooded	19.10	74.1%		IIc	I	49	14	26
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	4.60	17.8%		IIIe	Ile	28	9	16
5636	Haverson fine sandy loam, rarely flooded	2.09	8.1%		IIIe	Ile	48	13	23
<b>Weighted Average</b>							<b>45.2</b>	<b>*n 13</b>	<b>*n 24</b>

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

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# Nebraska Panhandle Road Map

