



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

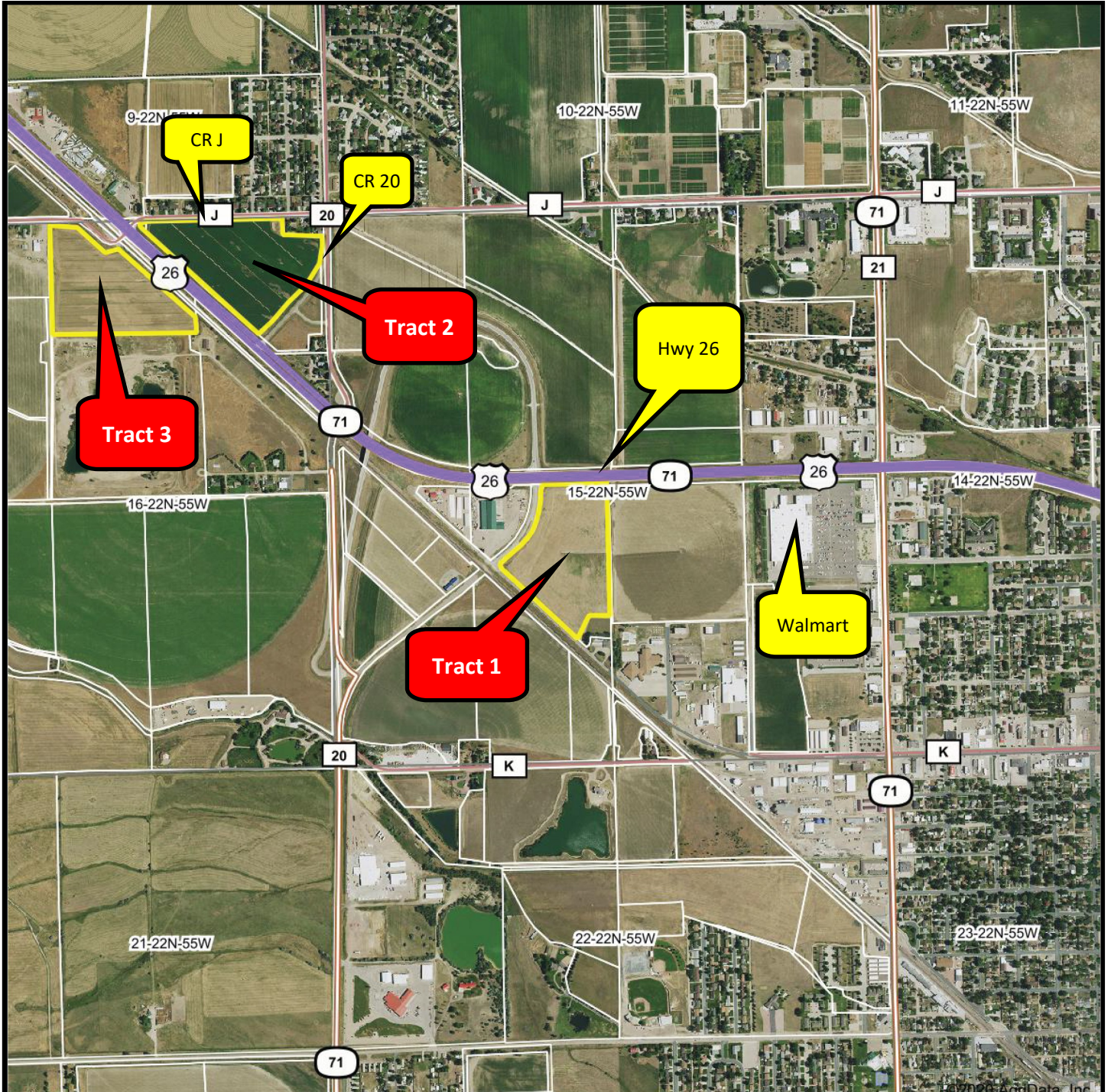
Licensed in Nebraska
& Wyoming

Scotts Bluff County Land For Sale



- ◆ **25.55 acres of irrigated farm/commercial land for sale with Class I & Class II soils** on the south side of Hwy. 26 & CR J in Scottsbluff, Nebraska.
- ◆ **Zoning:** C-3 Heavy Commercial
- ◆ **Surface Water Rights:** 17 acres of surface water rights under the Enterprise Irrigation District with 2021 annual assessment of \$595 = \$35/acre.
- ◆ **Irrigation Well G-147558:** 46.1 Certified Irrigated Acres shared with Tract 2. The well is on Tract 2.
- ◆ **2020 Real Estate Taxes:** \$912.14
- ◆ **Soils:** 77% Class II Glenberg fine sandy loam; 18.1% Class I McCook loam; 4.9% Class II Haverson fine sandy loam.
- ◆ **Legal Description:** Part NE1/4 of Section 16 lying South of BNSF Railroad-T22N-R55W, Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$100,000.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

Scottsbluff Tracts 1, 2 & 3 location map



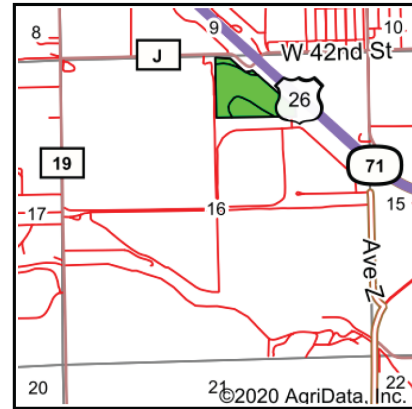
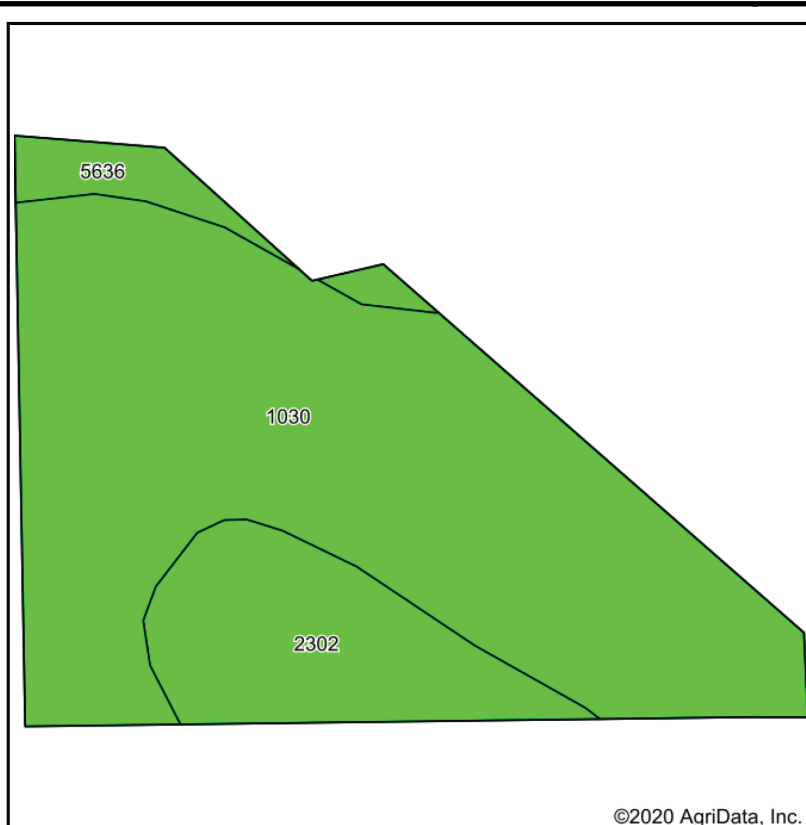
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

Scottsbluff Tract 3 aerial map



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Scottsbluff Tract 3 soils map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **16-22N-55W**
 Township: **West Winters Creek**
 Acres: **21.54**
 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
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	16.59	77.0%		IIIe	Ile	28	9	16
2302	McCook loam, rarely flooded	3.90	18.1%		IIc	I	49	14	26
5636	Haverson fine sandy loam, rarely flooded	1.05	4.9%		IIIe	Ile	48	13	23
Weighted Average							32.8	*n 10.1	*n 18.2

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

Nebraska Panhandle Road Map

