



**Jerry Sloan**

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# Sloan AgLand

*www.SloanAgLand.com*

*Farm & Ranch Real Estate Sales*

*190500 Hwy. 71*  
*Gering, NE 69341*

*Licensed in Nebraska*  
*& Wyoming*

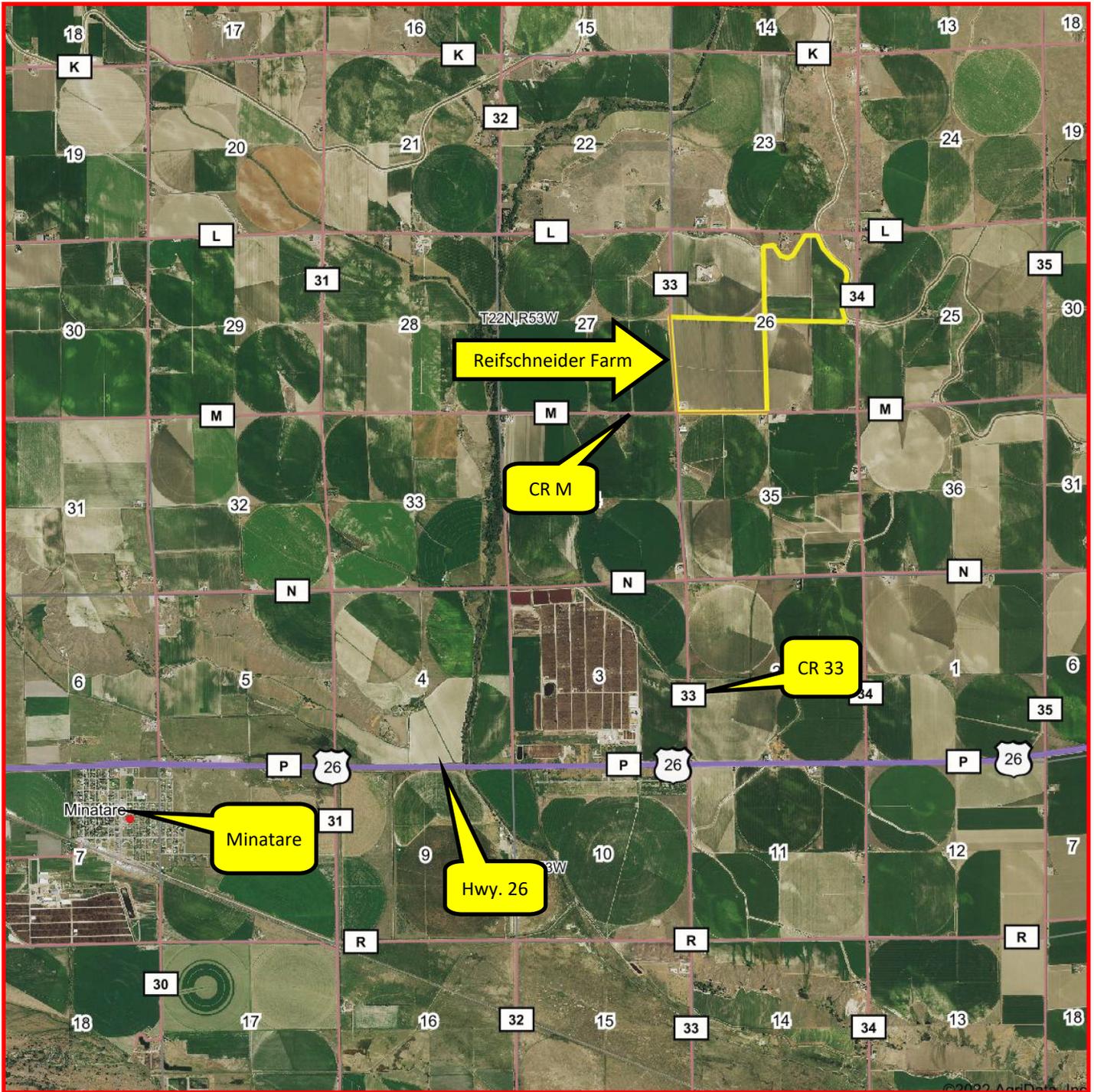
## **Scotts Bluff County Land For Sale**



### *Reifschneider Farm*

- ◆ **304 acres of irrigated farmland for sale** 3 miles east of Minatare on Hwy 26 to CR 33, then 2 miles north on CR 33 to CR M. The farm is on the north side of CR M and the east side of CR 33.
- ◆ **Surface Water: 298 acres** of surface water rights under Farmer's Irrigation District. 2022 assessment is \$8,940 = \$30/ac.
- ◆ **Well Water: 291.9 Certified Irrigated Acres** under the North Platte Natural Resource District.
- ◆ **Irrigation Equipment:** The SW1/4 is irrigated with gated pipe, underground pipe & reuse pit/pump. The NE1/4 is irrigated with gated pipe, underground pipe & tubes.
- ◆ **Soils:** The SW1/4 is 100% Class II Tripp very fine sandy loam, 0 to 1% slope. The NE1/4 is 86.4% Class I & Class II Mitchell silt loam & Tripp very fine sandy loam.
- ◆ **Improvements:** 5 bedroom/1 bath house; 2 bedroom/1 bath house. 100' x 48' (4,800 sq. ft.) steel building with partial heated floor, shop with electricity & air. 40' x 56' (2,240 sq. ft.) Quonset building with concrete floor. 2 Harvestore silos.
- ◆ **2021 Real Estate Taxes** - \$14,772.38.
- ◆ **Legal Description:** SW1/4 & Part of the NE1/4 of Section 26-T22N-R53W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Listing Price is \$2,140,000.**
- ◆ **Contact:** Jerry Sloan at (308) 631-5520; Email: [Jerry@SloanAgLand.com](mailto:Jerry@SloanAgLand.com)

# Reifschneider Farm area map



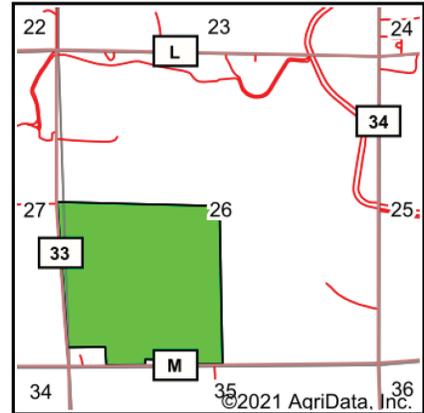
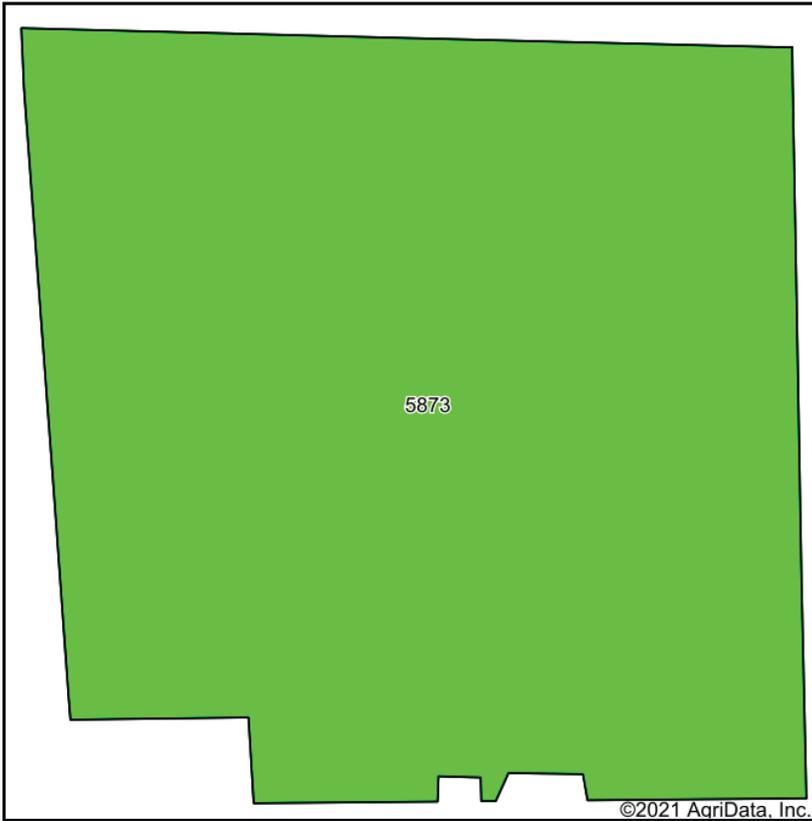
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

# Reifschneider Farm aerial map



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# Reifschneider Farm SW1/4 Section 26 soil map



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **26-22N-53W**  
 Township: **Highland**  
 Acres: **171.77**  
 Date: **12/17/2021**

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

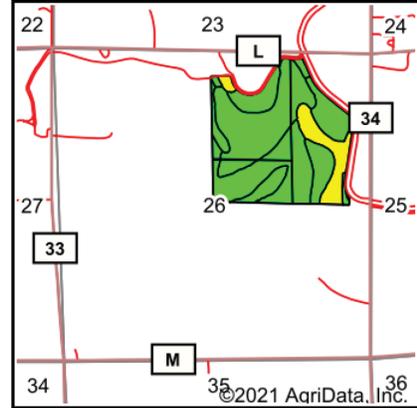
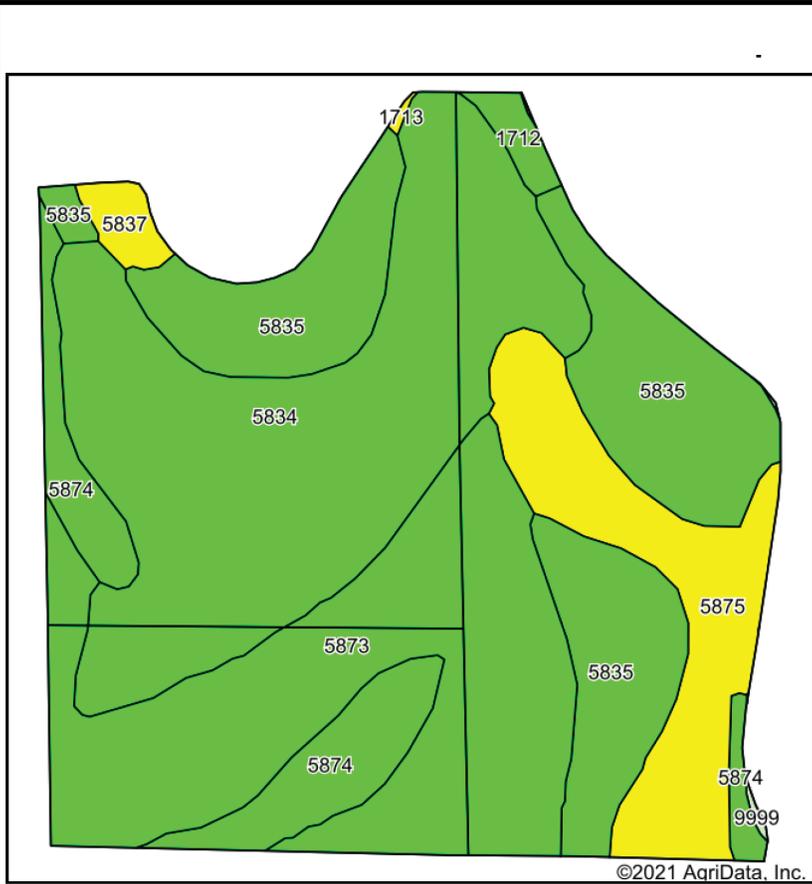
Area Symbol: NE157, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains	
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	171.77	100.0%			IIIc	Ile	57	13	25
<b>Weighted Average</b>						<b>3.00</b>	<b>2.00</b>	<b>57</b>	<b>*n 13</b>	<b>*n 25</b>

\*n: The aggregation method is "Weighted Average using all components"  
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# Reifschneider Farm NE1/4 Section 26 soils map



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **26-22N-53W**  
 Township: **Highland**  
 Acres: **118.05**  
 Date: **12/17/2021**

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

Area Symbol: NE157, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
5834	Mitchell silt loam, 0 to 1 percent slopes	37.16	31.5%		IIIc	I	48	14	26
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	30.56	25.9%		IIIc	Ile	57	13	25
5835	Mitchell silt loam, 1 to 3 percent slopes	25.51	21.6%		IIIe	Ile	47	14	26
5875	Tripp very fine sandy loam, 3 to 6 percent slopes, eroded	13.37	11.3%		IIIe	IIIe	54	12	23
5874	Tripp very fine sandy loam, 1 to 3 percent slopes	8.78	7.4%		IIIe	Ile	56	13	25
5837	Mitchell silt loam, 3 to 6 percent slopes	1.36	1.2%		IIIe	IIIe	46	14	25
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	1.08	0.9%		IIIe	Ile	41	11	21
9999	Water	0.14	0.1%				0		
1713	Otero-Bayard fine sandy loams, 3 to 6 percent slopes	0.09	0.1%		IVe	IIIe	41	11	21
<b>Weighted Average</b>								<b>*n 13.4</b>	<b>*n 25.2</b>

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# Nebraska Panhandle Road Map

