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Sloan AgLand

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Farm & Ranch Real Estate Sales

190500 Hwy. 71
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Licensed in Nebraska
& Wyoming

Scotts Bluff County Land For Sale

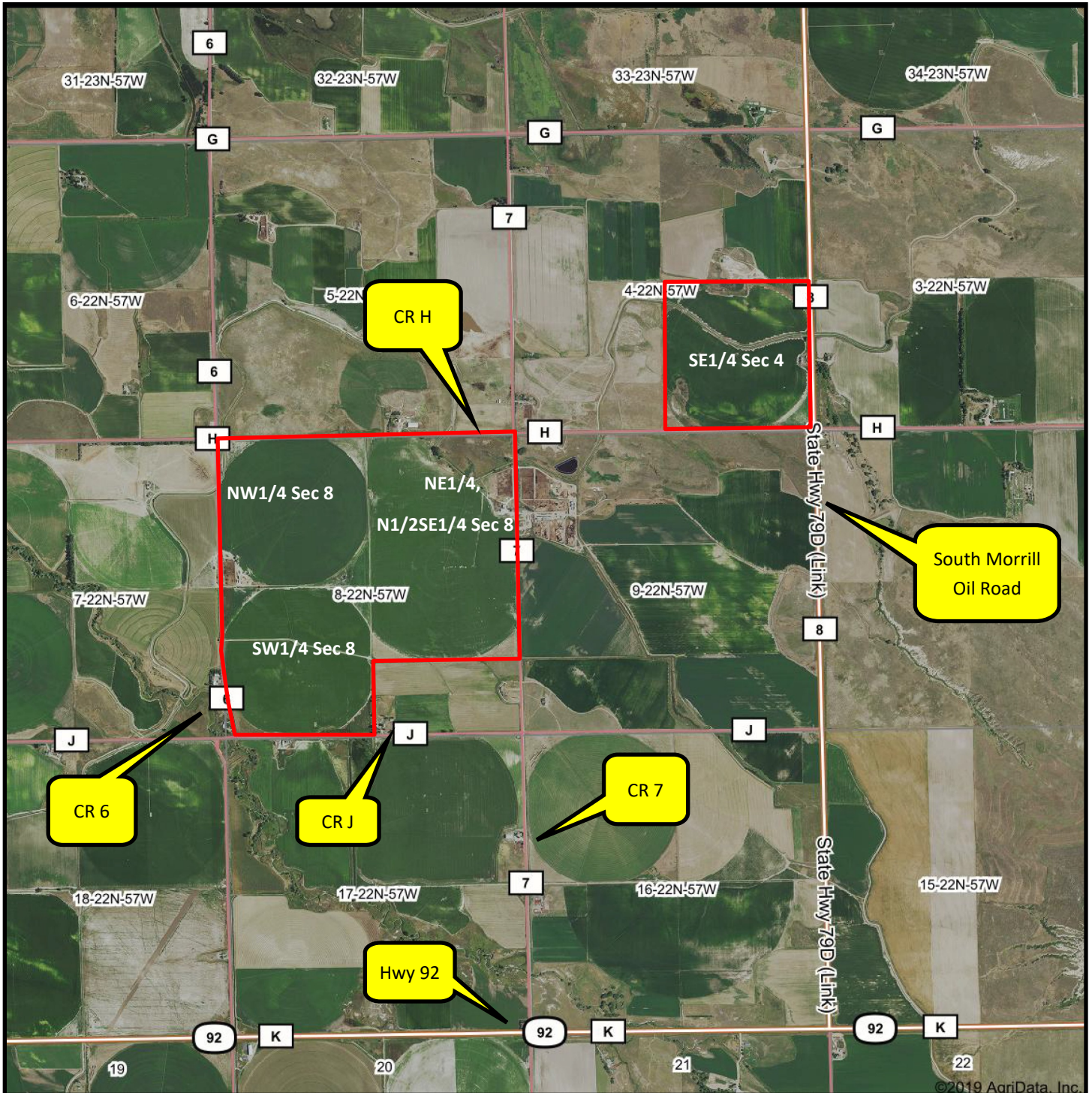


3 A Farms

SE1/4 Section 4-T22-R57

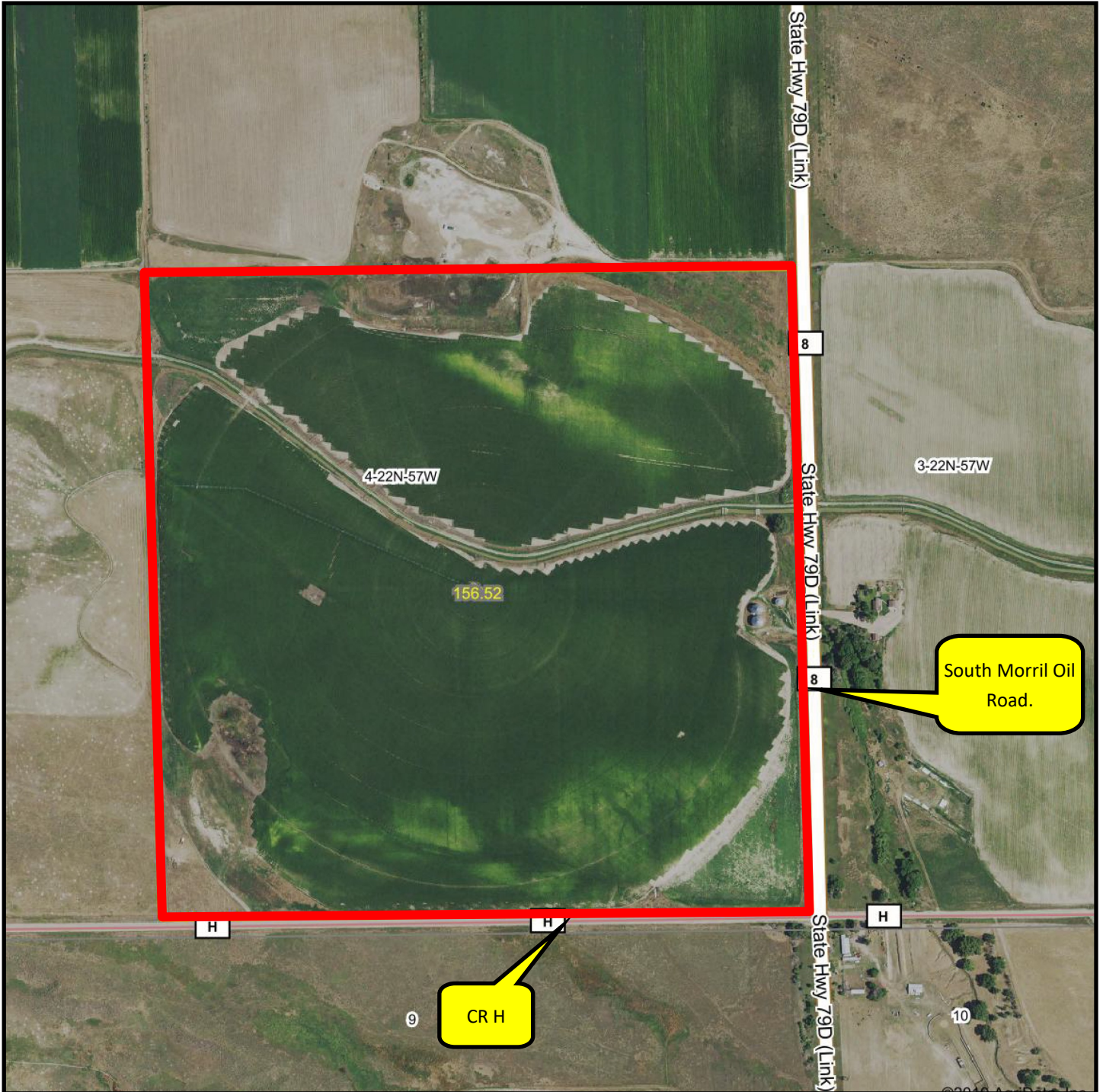
- ◆ **158 acres** located 4 miles south of Morrill, Nebraska on South Morrill Road to CR H. The Property is on the north side of CR H and the west side of South Morrill Road.
- ◆ **Surface Water Rights: 122.1 acres of surface water rights** with the Gering-Ft. Laramie Irrigation District. O & M water assessment for 2020 is \$31.25/acre = \$3,815.63.
- ◆ **Irrigation Equipment:** Reinke 7 tower Center Pivot Irrigation System w/Corner Arm.
- ◆ **Improvements:** 2 - 30,000 bushel grain bins & 1 - 12,000 bushel grain bin with aeration floor.
- ◆ **2019 Real Estate Taxes:** \$5,666.06.
- ◆ **Soils:** 70.8% Class I, II & III Mitchell silt & fine sand loams; 16.4% Class II Otero-Bayard fine sandy loam.
- ◆ **Legal Description:** SE1/4 Section 4-T22N-R57W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$549,000.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

3 A Farms aerial map



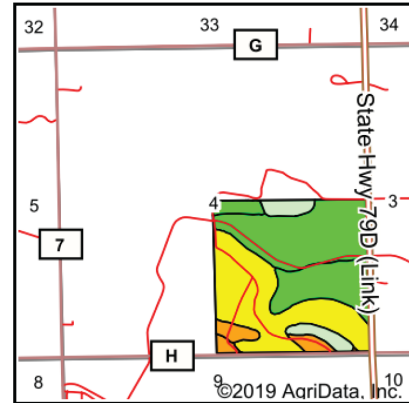
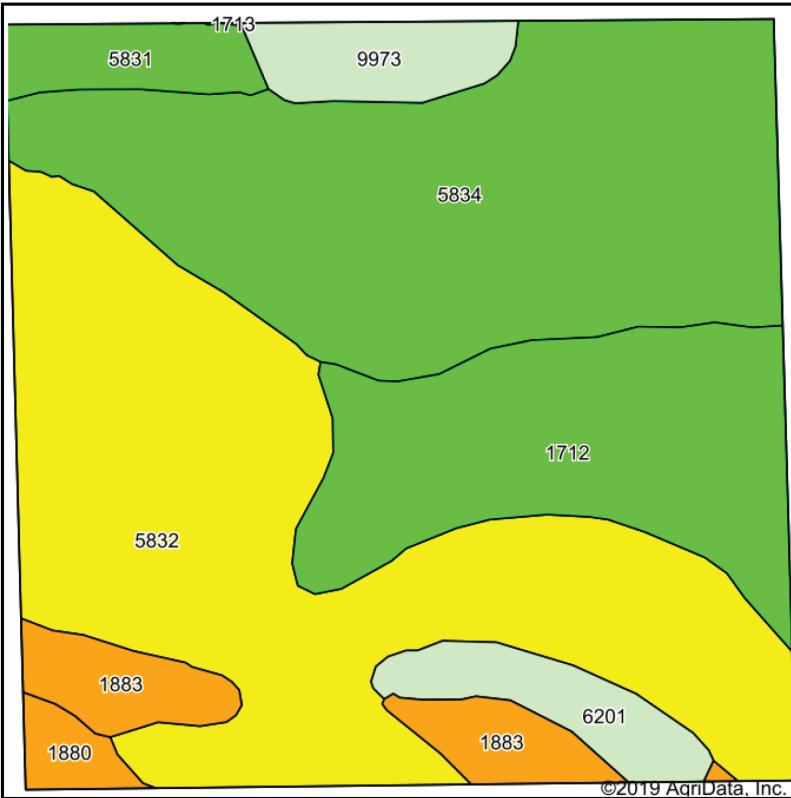
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

SE1/4 Section 4-T22-R57 aerial map



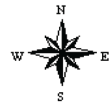
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SE1/4 Section 4-T22-R57 soils map




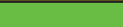



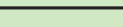


State: **Nebraska**
 County: **Scotts Bluff**
 Location: **4-22N-57W**
 Township: **Kiowa**
 Acres: **156.52**
 Date: **12/18/2019**

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

Area Symbol: NE157, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
5832	Mitchell fine sandy loam, 3 to 6 percent slopes	57.07	36.5%			IIIe	44	12	21
5834	Mitchell silt loam, 0 to 1 percent slopes	49.21	31.4%			IIIc	48	14	23
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	25.61	16.4%			IIIe	41	11	19
1883	Valent-Dwyer loamy fine sands, rolling	7.63	4.9%			VIe	17	5	10
6201	Epping silt loam, 3 to 30 percent slopes	5.44	3.5%			VIc	5	4	9
9973	Badland	5.09	3.3%			VIIIc	0	0	0
5831	Mitchell fine sandy loam, 0 to 3 percent slopes	4.51	2.9%			IIIe	45	12	21
1880	Valent-Dwyer fine sands, rolling	1.96	1.3%			VIe	17	5	9
Weighted Average							40.4	*n 11.4	*n 19.5

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

Nebraska Panhandle Road Map

