



# Sloan AgLand

[www.SloanAgLand.com](http://www.SloanAgLand.com)  
**Farm & Ranch Real Estate Sales**  
190500 Hwy. 71  
Gering, NE 69341

**Licensed in Nebraska  
& Wyoming**

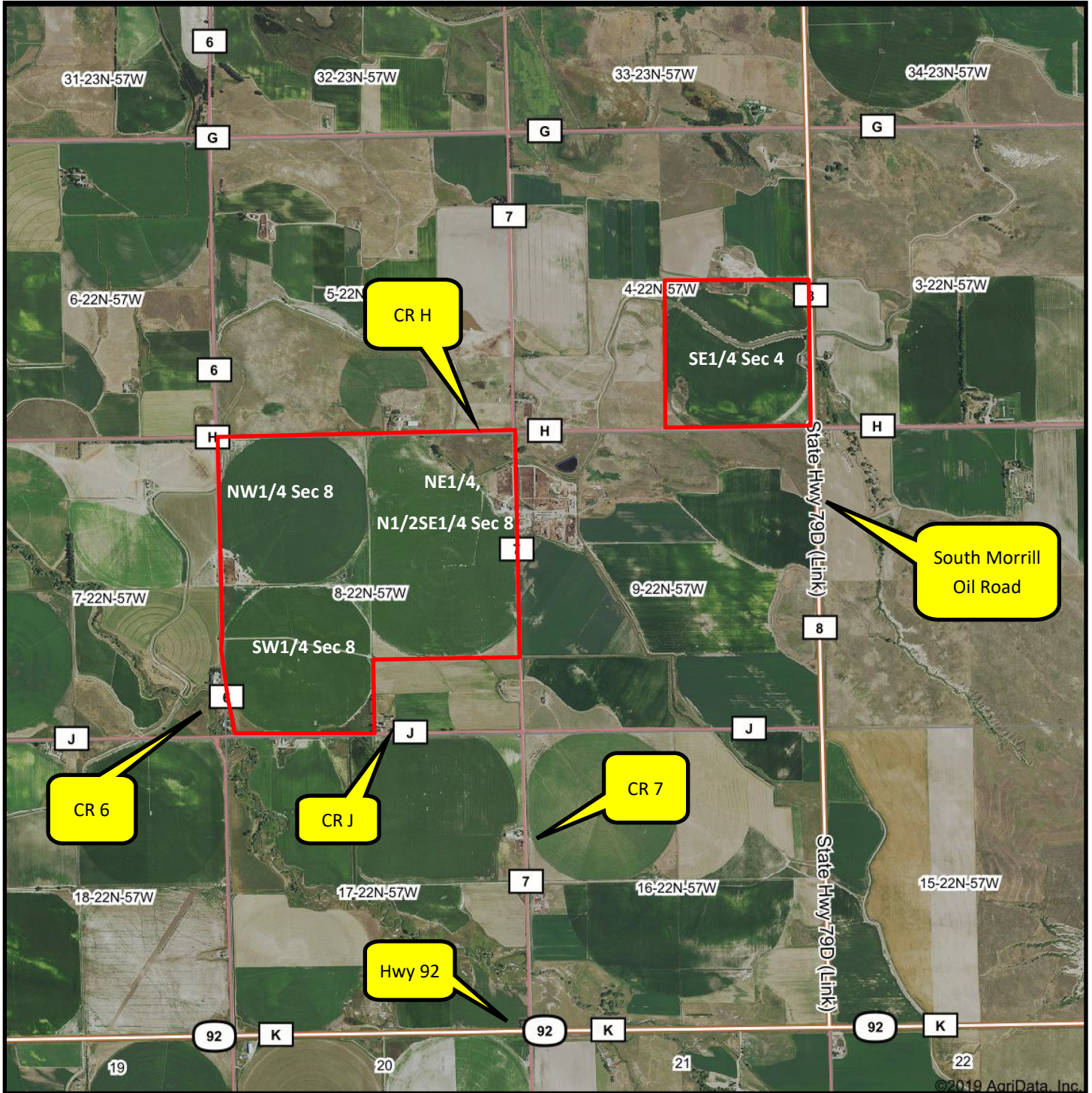
**Jerry Sloan**  
**Broker/Owner**  
**(308) 631-5520**  
**[Jerry@SloanAgLand.com](mailto:Jerry@SloanAgLand.com)**

## Scotts Bluff County Land For Sale



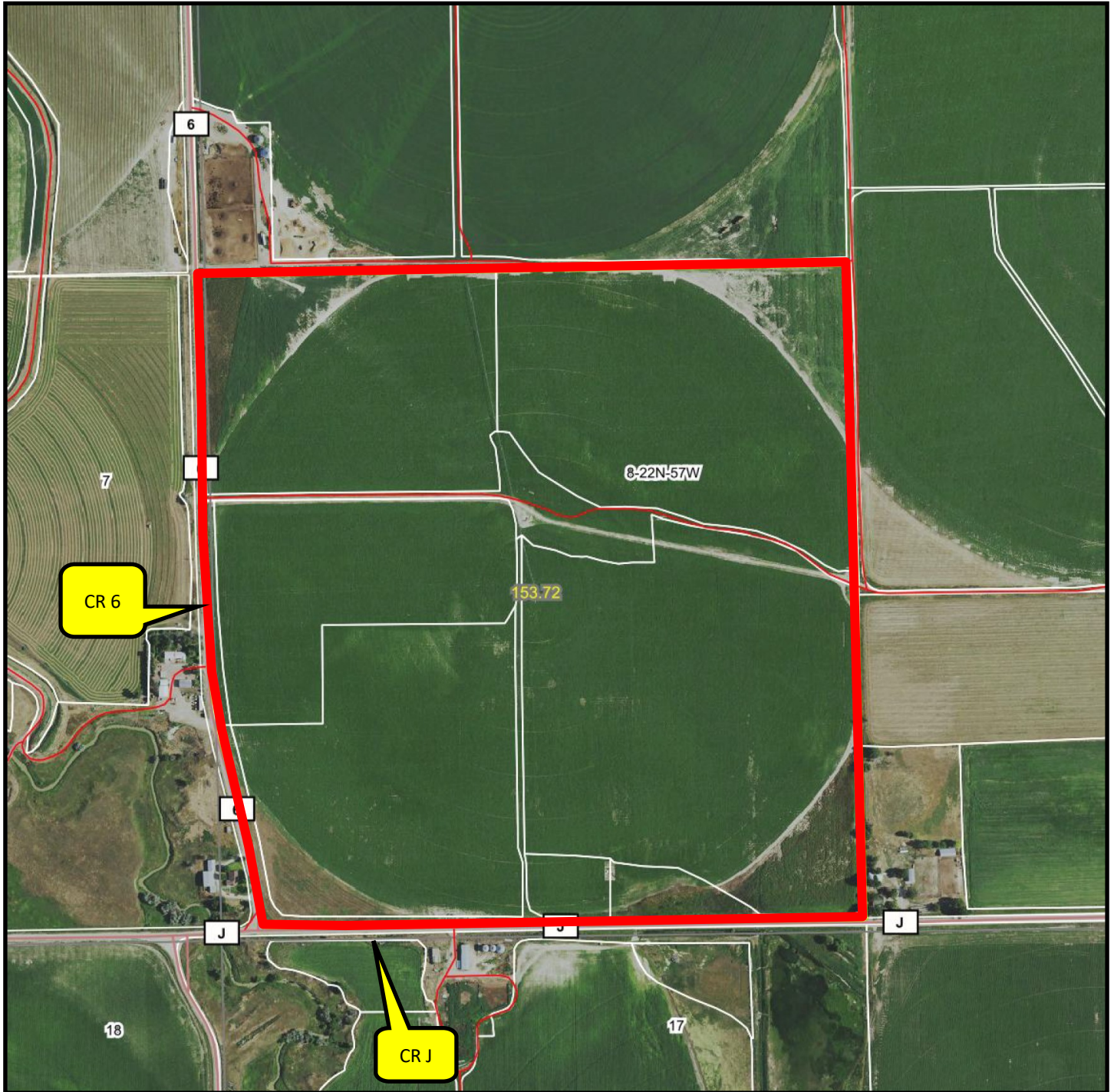
- ◆ **158 +/- acres** located 5 miles south of Morrill, Nebraska on the South Morrill Road to CR J, then 2 miles west to CR 6. The Property is on the north side of CR J and the east side of CR 6.
- ◆ **Surface Water Rights: 154.5 acres of surface water rights** with the Gering-Ft. Laramie Irrigation District. O & M water assessment for 2020 is \$31.25/acre = \$4,828.13.
- ◆ **Irrigation Equipment:** Reinke 7 tower center pivot irrigation system with 25 HP turbine motor & pump.
- ◆ **2019 Real Estate Taxes:** \$5,832.70.
- ◆ **Soils:** 64% Mitchell Class I, II & III Mitchell silt & fine sandy loams, 15.3% Keota silt loam, 16% Otero-Bayard Class II & III fine sandy loam, 4.8% Janise soils.
- ◆ **Legal Description:** SW1/4 (Except part deeded to Scotts Bluff County) Section 8-T22N-R57W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$524,000 = \$3,316/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: [Jerry@SloanAgLand.com](mailto:Jerry@SloanAgLand.com).

# 3 A Farms aerial map



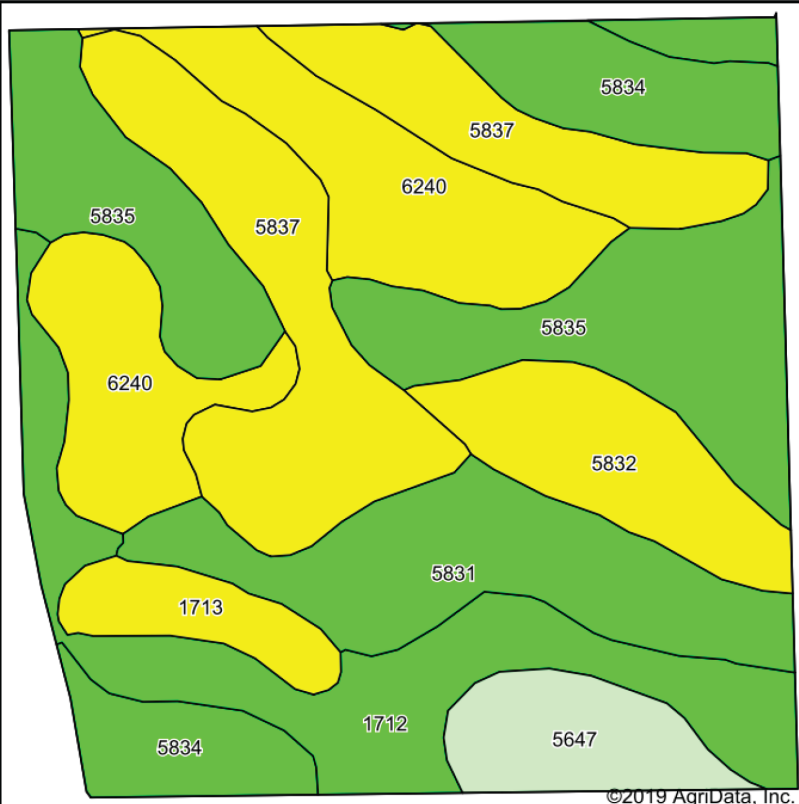
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

## SW1/4 Section 8-T22-R57 aerial map

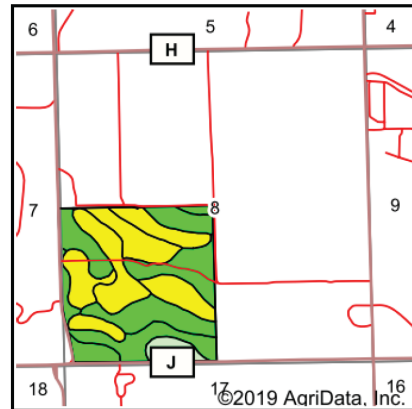


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# SW1/4 Section 8-T22-R57 soils map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Scotts Bluff**  
 Location: **8-22N-57W**  
 Township: **Kiowa**  
 Acres: **153.72**  
 Date: **12/17/2019**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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
5835	Mitchell silt loam, 1 to 3 percent slopes	28.54	18.6%		IIIe	Ile	47	14	23
5837	Mitchell silt loam, 3 to 6 percent slopes	27.76	18.1%		IIIe	IIIe	46	14	23
6240	Keota silt loam, 1 to 3 percent slopes	23.59	15.3%		IIIe	IIIe	21	6	11
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	19.64	12.8%		IIIe	Ile	41	11	19
5831	Mitchell fine sandy loam, 0 to 3 percent slopes	17.49	11.4%		IIIe	Ile	45	12	21
5834	Mitchell silt loam, 0 to 1 percent slopes	13.50	8.8%		IIIc	I	48	14	23
5832	Mitchell fine sandy loam, 3 to 6 percent slopes	10.88	7.1%		IIIe	IIIe	44	12	21
5647	Janise soils, rarely flooded	7.34	4.8%		VIIs		15	1	1
1713	Otero-Bayard fine sandy loams, 3 to 6 percent slopes	4.98	3.2%		IVe	IIIe	41	11	20
<b>Weighted Average</b>							<b>40</b>	<b>*n 11.3</b>	<b>*n 19.1</b>

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

# Nebraska Panhandle Road Map

