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Sloan AgLand

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Farm & Ranch Real Estate Sales

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Licensed in Nebraska
& Wyoming

Scotts Bluff County Land For Sale

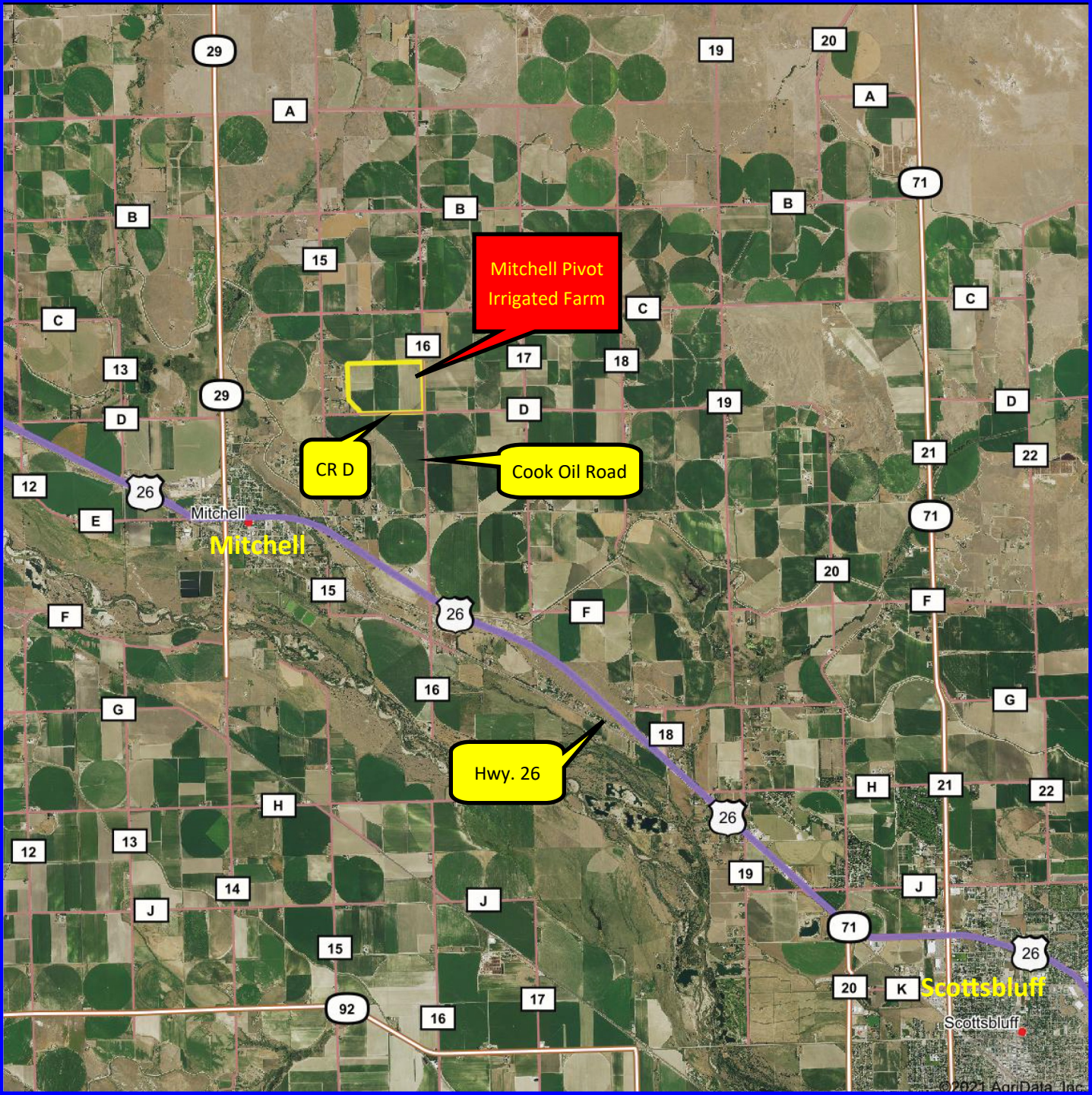


Mitchell Irrigated Farm

- ◆ 1 - Full Circle Pivot
- ◆ 1 - Half-Circle Pivot
- ◆ Surface Water + Well Water
- ◆ Level Land with good soils
- ◆ Good Location

- ◆ **236 irrigated acres for sale with surface water & well water** northeast of Mitchell, Nebraska on Cook Oil Road & CR D. The farm is on the west side of Cook Oil Road and the north side of CR D.
- ◆ **Surface Water Rights: 239 acres of surface water rights** under Pathfinder Irrigation District. The 2021 assessment is \$31/acre = \$7,409.
- ◆ **219.5 Certified Irrigated Acres under irrigation well with 94 inches** of water available.
- ◆ **Irrigation Equipment:** One - full circle Lockwood pivot and one - 1/2 circle Lockwood pivot. The 1/2 circle pivot has a settling pond at the SW corner and 15 HP centrifugal booster pump at the pivot. The full circle pivot has a settling pond with short set turbine pump/30 HP motor & irrigation well at the NE corner. The well is powered by a diesel engine.
- ◆ **2020 Real Estate Taxes:** \$7,476.14.
- ◆ **Soils:** 56.9% Class II Tripp & Alice fine sandy loams, 0-3% slope; 41.2% Class III Alice loamy fine sand, 0-3% slope.
- ◆ **Legal Description:** SE1/4, E1/2SW1/4 (except 6.09 acre tract) Section 14-T23N-R56W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$1,180,000 = \$5,000/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

Mitchell Pivot Irrigated Farm



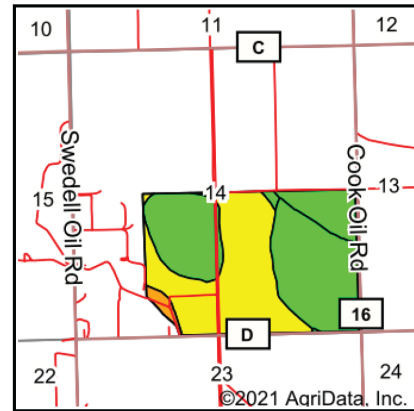
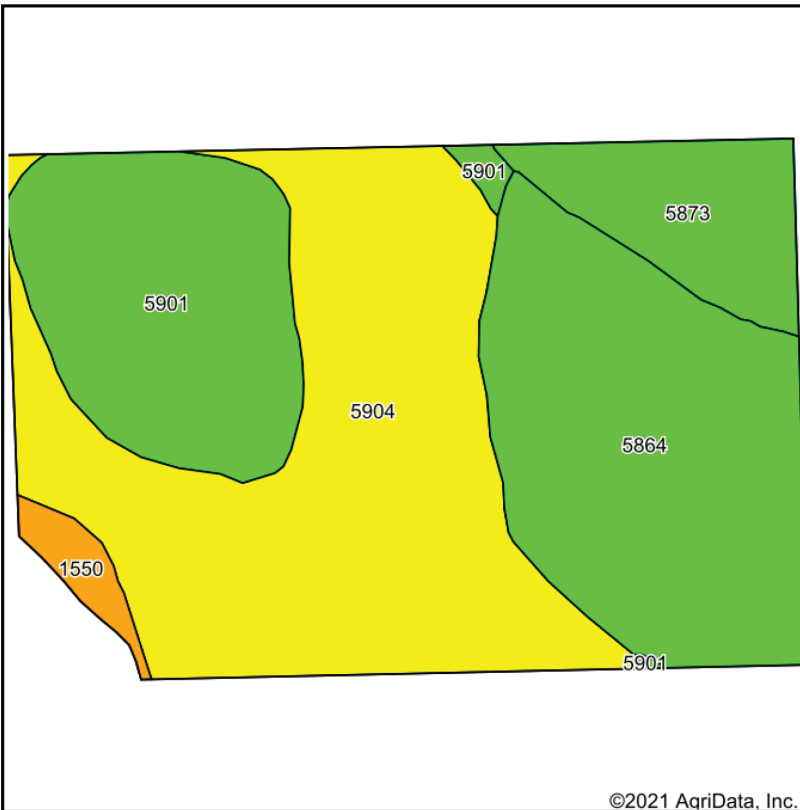
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

Aerial Map



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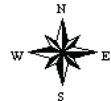
Soil Map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **14-23N-56W**
 Township: **Fanning**
 Acres: **231.29**
 Date: **3/26/2021**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
5904	Alice loamy fine sand, 0 to 3 percent slopes	95.36	41.2%		IVe	IIIe	39	10	19
5864	Tripp fine sandy loam, 0 to 3 percent slopes	66.21	28.6%			IIIe	56	13	25
5901	Alice fine sandy loam, 0 to 3 percent slopes	45.56	19.7%			IIIe	42	11	20
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	19.91	8.6%			IIIc	57	13	25
1550	Dailey and Valent loamy fine sands, 3 to 6 percent slopes	4.25	1.8%		Vle	IVe	18	7	13
Weighted Average							45.6	*n 11.3	*n 21.3

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

Nebraska Panhandle Road Map

