



# 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)**

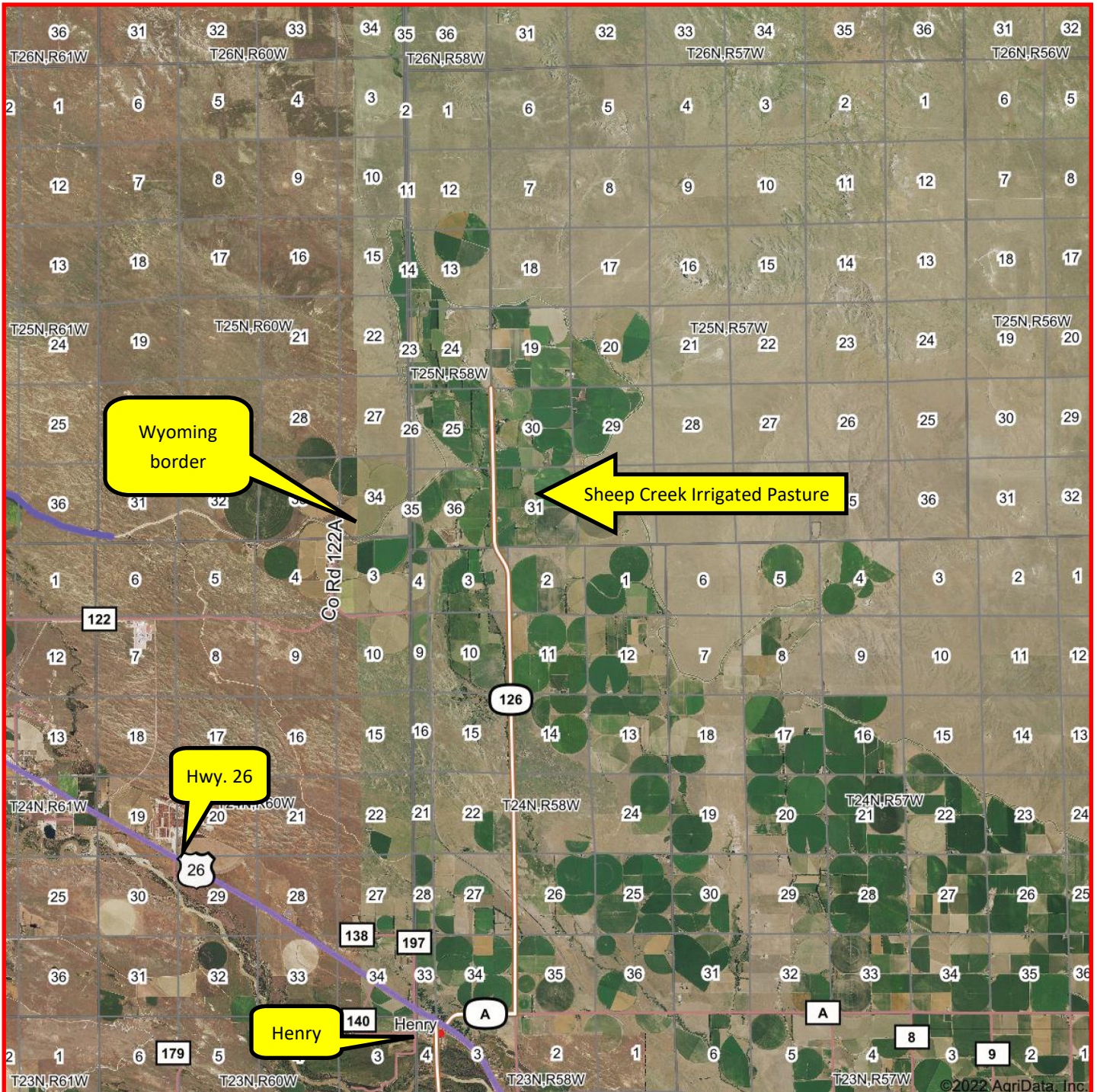
## **Sioux County Land For Sale**



### **Sheep Creek Irrigated Pasture**

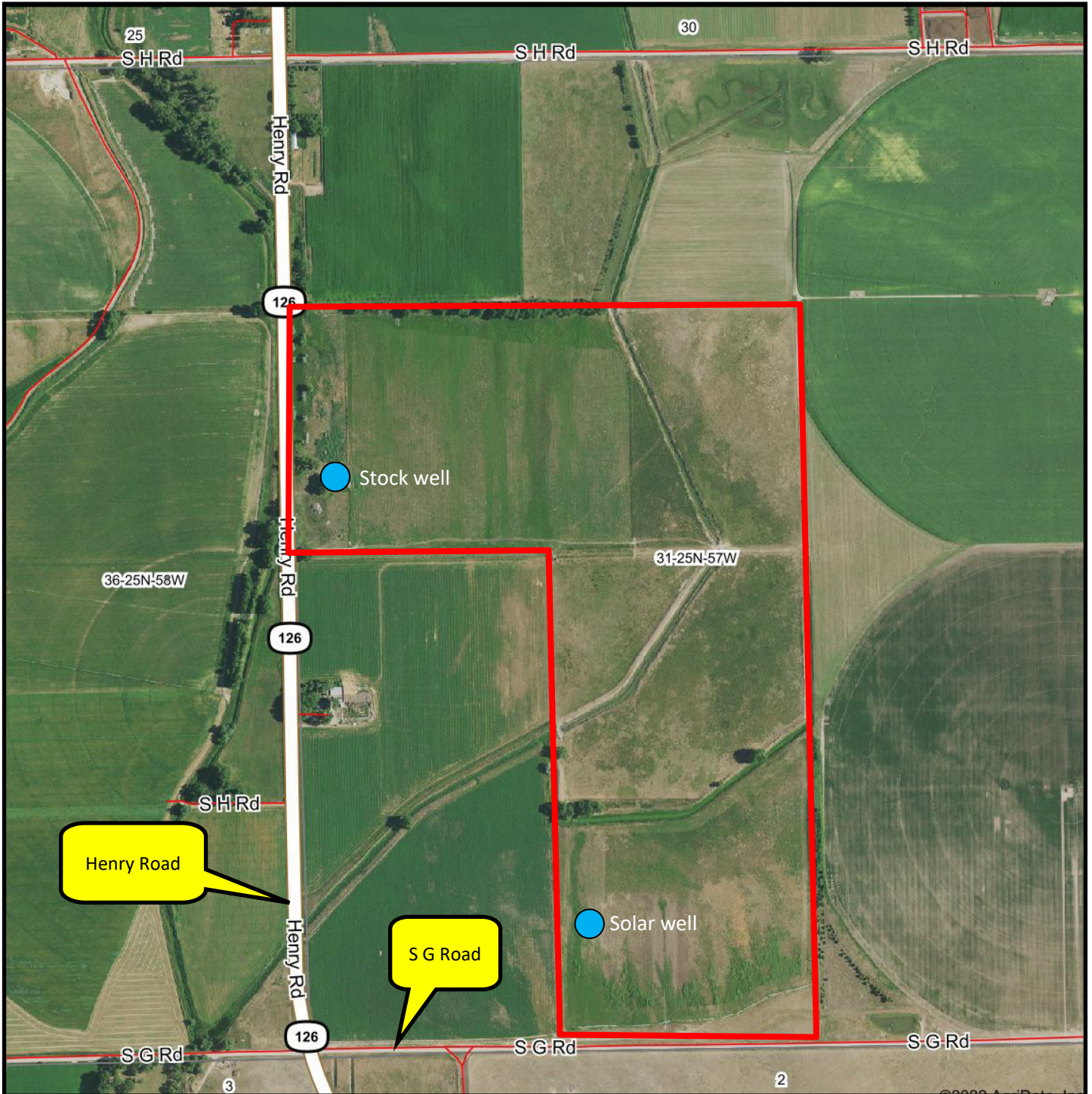
- ◆ **159.67 acres of irrigated pasture for sale** 6.5 miles north of Henry, Nebraska on Henry Road (Sheep Creek Rd.).
- ◆ **Surface Water: 152 acres** of surface water rights under Pathfinder Irrigation District. 2023 O & M assessment is \$4,864 = \$32/acre.
- ◆ **Wells:** 1 stock well in the corrals on west side of property connected to electricity and 1 solar stock well on south side of property.
- ◆ **2021 Real Estate Taxes:** \$1,304.12
- ◆ **Legal Description:** E1/2SW1/4, SE1/4NW1//4 and Lot 2 EXCEPT that part deeded to the Sate of Nebraska in Book A-1 of Deeds at Page 336 - Section 31-T25N-R57W of the 6<sup>th</sup> P.M., Sioux County, Nebraska.
- ◆ **Asking Price is \$475,000 = \$2,975/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: [Jerry@SloanAgLand.com](mailto:Jerry@SloanAgLand.com).

# Sheep Creek Irrigated Pasture area map



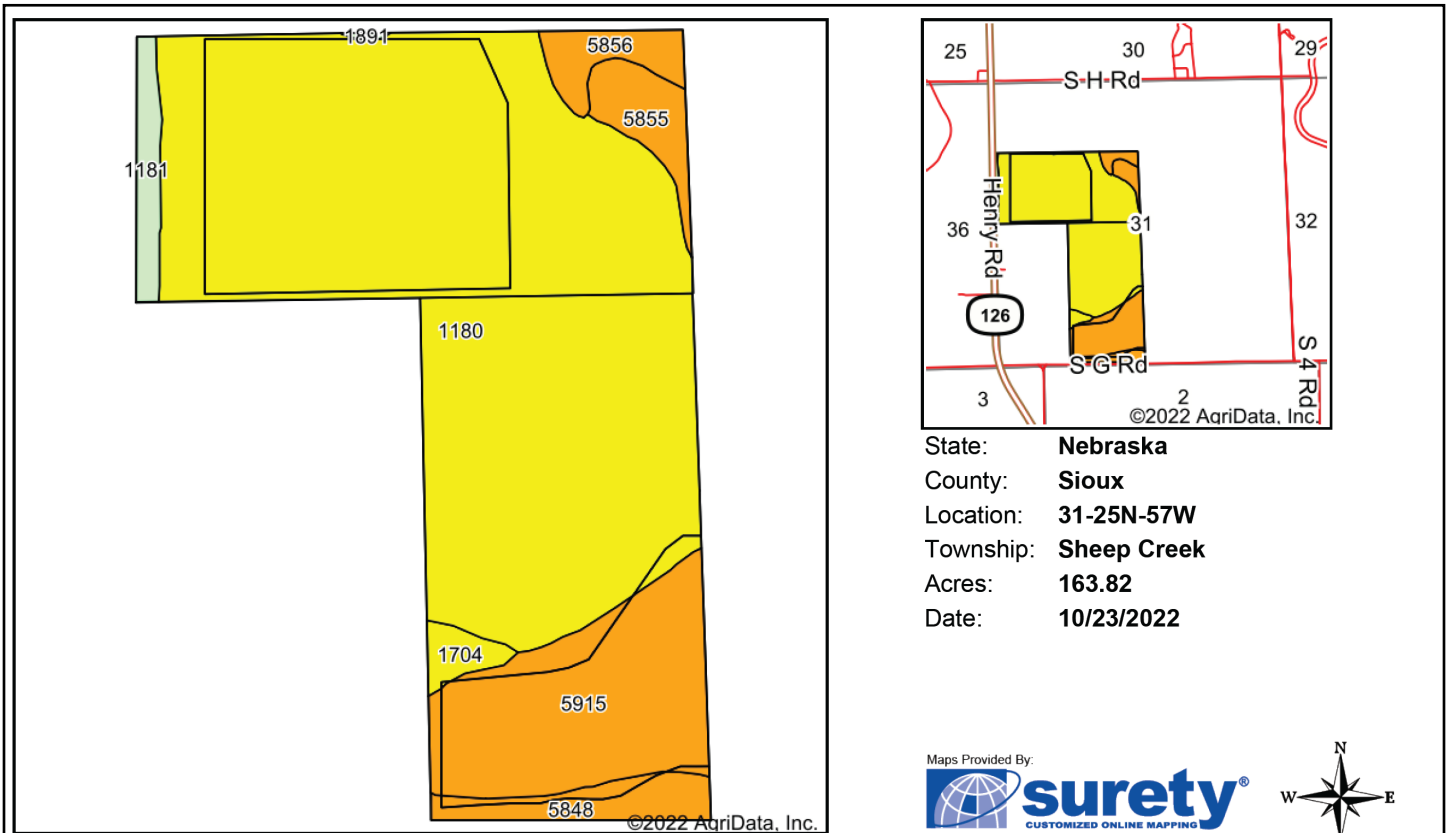
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

# Sheep Creek Irrigated Pasture aerial map



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# Sheep Creek Irrigated Pasture soil map



Area Symbol: NE165, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
1180	Las Animas fine sandy loam, occasionally flooded	119.84	73.2%			IIIw	37	9	9
5915	Ashollow loamy very fine sand, 3 to 9 percent slopes	24.75	15.1%			IVe	28	8	15
5848	Mitchell-Epping complex, 3 to 9 percent slopes	5.18	3.2%			Ve	22	8	16
5855	Scoville fine sand, 0 to 1 percent slopes	4.62	2.8%			Vle	35	7	13
5856	Scoville fine sand, 1 to 3 percent slopes	3.81	2.3%			Vle	34	7	13
1181	Las Animas fine sandy loam, channeled, frequently flooded	3.45	2.1%			VIw	20	6	2
1704	Otero loamy very fine sand, 0 to 3 percent slopes	2.04	1.2%			IVe	40	9	18
1891	Valent loamy fine sand, 0 to 3 percent slopes	0.13	0.1%			Vle	24	9	14
<b>Weighted Average</b>							<b>34.7</b>	<b>*n 8.7</b>	<b>*n 10.3</b>

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# Nebraska Panhandle Road Map

