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Sloan AgLand

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Farm & Ranch Real Estate Sales

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Licensed in Nebraska
& Wyoming

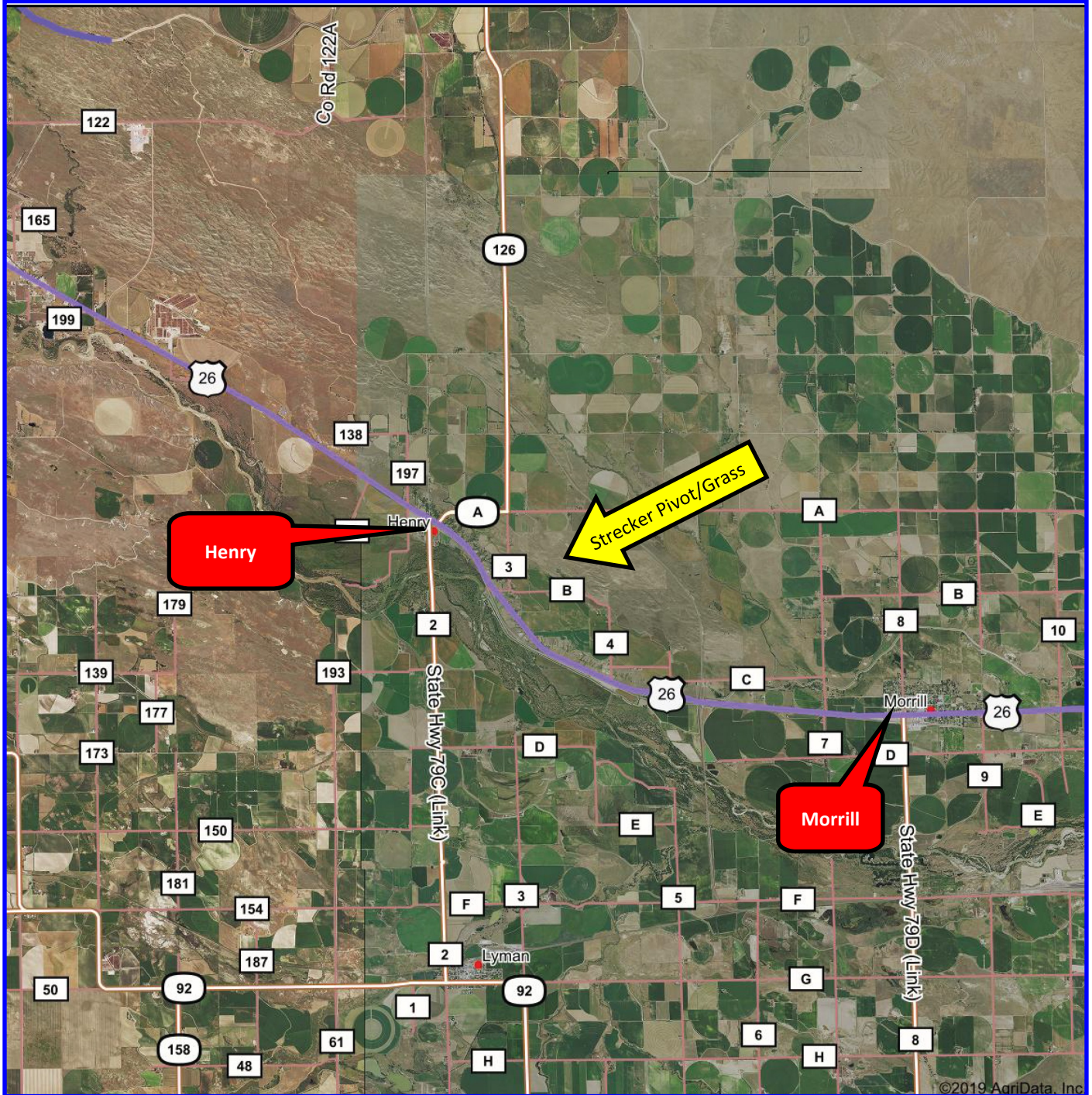
Scotts Bluff County Land For Sale



- ◆ **611 acres of Land For Sale** between Henry and Morrill, Nebraska north of Hwy 26. Approximately 57 acres are pivot irrigated and 554 +/- acres are in grass. The property is on the north side of CR B and 1/4 mile east of CR 3 .
- ◆ **Surface Water Rights: 65 acres of surface water rights** under the Pathfinder Irrigation District. The 2020 O & M assessment is \$31/acre = \$2,015.
- ◆ **Irrigation Equipment:** 2010 Zimmatic 6 tower Center Pivot Irrigation System, 15 HP turbine pump/motor with settling pond.
- ◆ **2019 Real Estate Taxes:** \$5,113.26.
- ◆ **Soils under Pivot:** 67.8% Class IV Scoville fine sand, 0 to 1% slopes; 21% Class II Tripp very fine sandy loam, 0 to 1% slopes; 6.8% Class IV Valent fine sand, 3 to 9% slopes; 4.5% Class IV Dailey & Valent loamy fine sands.
- ◆ **Legal Description:** Part S1/2 Section 1; E1/2SW1/4, W1/2SE1/4 (except 7.69 ac. Tract), S1/2NE1/4, E1/2SE1/4 Section 2-T23N-R58W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$400,000.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

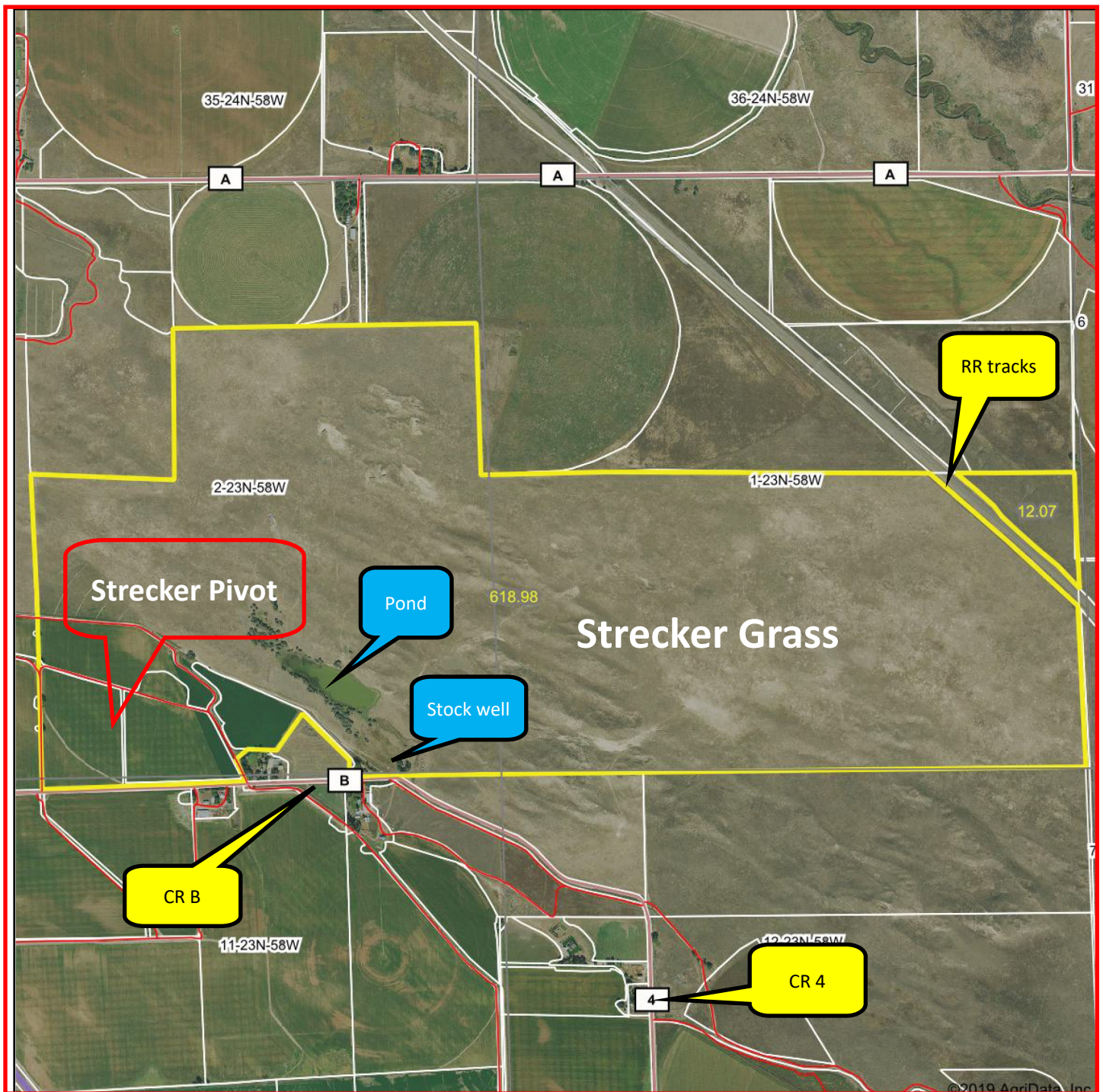


Area Map



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.

Strecker Pivot & Grass aerial map



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Strecker Pivot aerial map



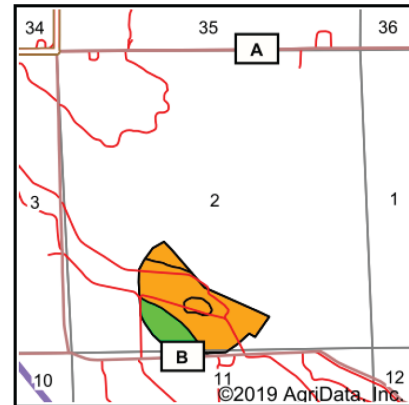
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Strecker Pivot soils map



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Scotts Bluff**
 Location: **2-23N-58W**
 Township: **Ford**
 Acres: **57.51**
 Date: **1/16/2020**

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
5855	Scoville fine sand, 0 to 1 percent slopes	38.98	67.8%		Vle	IVe	35	6	13
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	12.05	21.0%		IIIc	Ile	57	13	28
1886	Valent fine sand, 3 to 9 percent slopes	3.90	6.8%		Vle	IVe	21	9	12
1550	Dailey and Valent loamy fine sands, 3 to 6 percent slopes	2.58	4.5%		Vle	IVe	18	6	9
Weighted Average							37.9	*n 7.7	*n 15.9

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

Nebraska Panhandle Road Map

