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Sloan AgLand

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Farm & Ranch Real Estate Sales

190500 Hwy. 71
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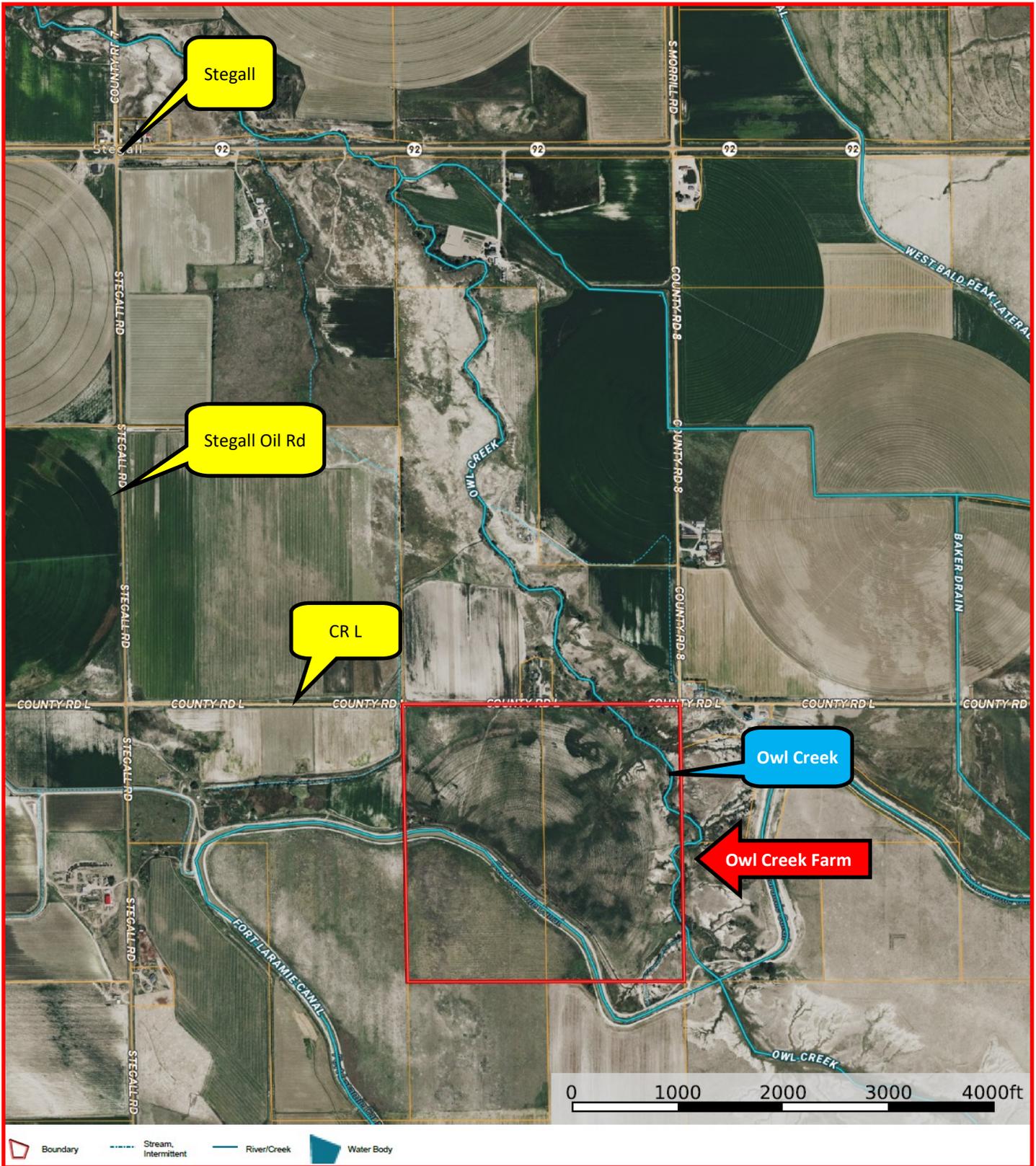
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Owl Creek Farm For Sale in Scotts Bluff County



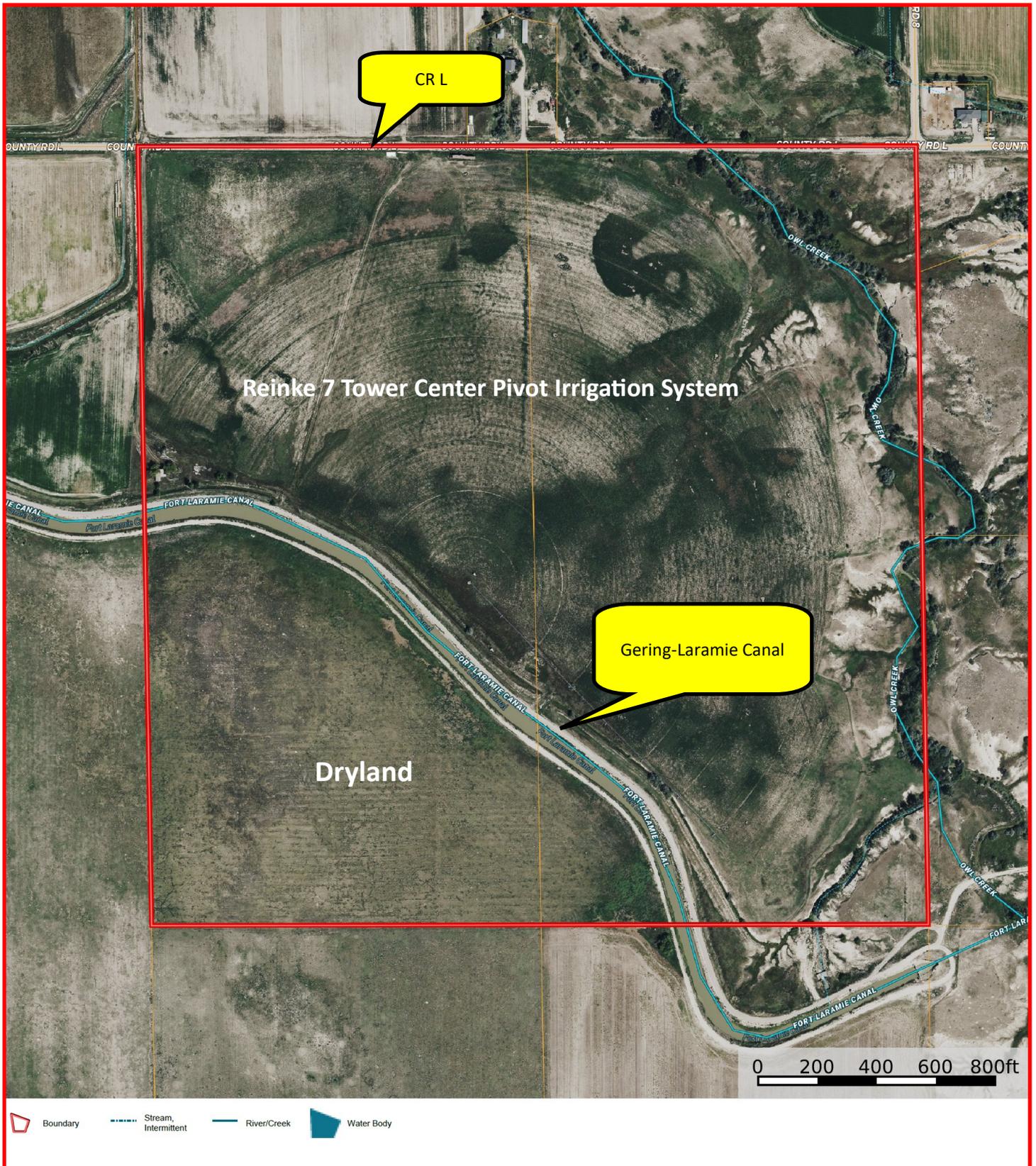
- ◆ **159.6 acres of farmland for sale** located 1 mile south of Stegall, Nebraska on the Stegall Oil Road to CR L, then 1/2 mile east. The farm is on the south side of CR L.
- ◆ **Assessor acres:** 73.61 irrigated acres; 40.4 dryland acres; 36.75 grass acres; 8.84 acres roads, waste & site for a total of 159.6 tax assessed acres.
- ◆ **Surface Water Rights:** 76 acres of surface water rights under the Gering-Ft. Laramie Irrigation District. The 2026 assessment is \$42/acre x 76 acres = \$3,192.
- ◆ **Soils:** The irrigated land is 68% Class II Mitchell silt loam with the balance in Epping and Keota silt loams. The dryland is mostly Class III Mitchell silt loams.
- ◆ **Irrigation Equipment:** Reinke 7 tower Center Pivot Irrigation System covering 65+/- acres; 15hp turbine pump/motor and retention pond.
- ◆ **2025 Real Estate Taxes** - \$2,720.46.
- ◆ **Legal Description:** NE1/4 Section 28 – T22N – R57W of the 6th P.M., EXCEPT that part deeded to the United States of America, in Book “12”, of Deeds, Page 578, of the records of Scotts Bluff County, Nebraska.
- ◆ **Listing Price: \$325,000 - \$2,036/acre.**
- ◆ **Co-Listing Agent:** Jerry Sloan, (308) 631-5520; Email: Jerry@SloanAgLand.com
- ◆ **Co-Listing Agent:** Jeff Garrett, #1 Properties Ranch & Recreation, Cheyenne, Wyoming, (308) 672-6334; Email: JeffGarrett@ranchandrecreation.com

Owl Creek Farm area map



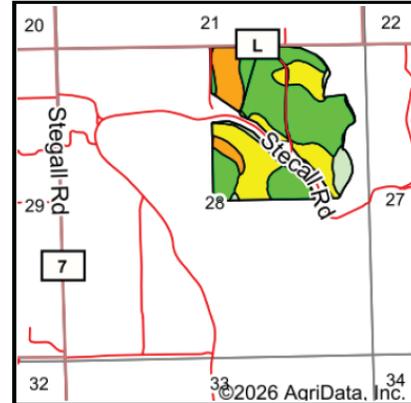
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Owl Creek Farm aerial map



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Owl Creek Farm soil map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **28-22N-57W**
 Township: **Kiowa**
 Acres: **117.09**
 Date: **3/4/2026**

Maps Provided By:

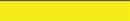
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: NE157, Soil Area Version: 24

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	61.42	52.5%		IIIe	Ile	47	14	38
5837	Mitchell silt loam, 3 to 6 percent slopes	24.34	20.8%		IIIe	Ile	46	14	38
6200	Epping silt loam, 1 to 3 percent slopes	10.83	9.2%		VIIs	IVs	7	6	20
6240	Keota silt loam, 1 to 3 percent slopes	9.41	8.0%		IIIe	Ile	21	7	23
6201	Epping silt loam, 3 to 30 percent slopes	4.71	4.0%		VIIs		5	6	17
6241	Keota silt loam, 3 to 6 percent slopes	3.14	2.7%		IVe	IVe	21	7	22
9999	Water	2.30	2.0%				0		
5989	Rock outcrop-Epping complex	0.94	0.8%		VIIIs		0	1	3
Weighted Average					*-	*-	37.3	*n 11.8	*n 32.8

*n: The aggregation method is "Weighted Average using all components"

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Nebraska Panhandle Road Map

