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Sloan AgLand

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Farm & Ranch Real Estate Sales

190500 Hwy. 71

Gering, NE 69341

*Licensed in Nebraska
& Wyoming*

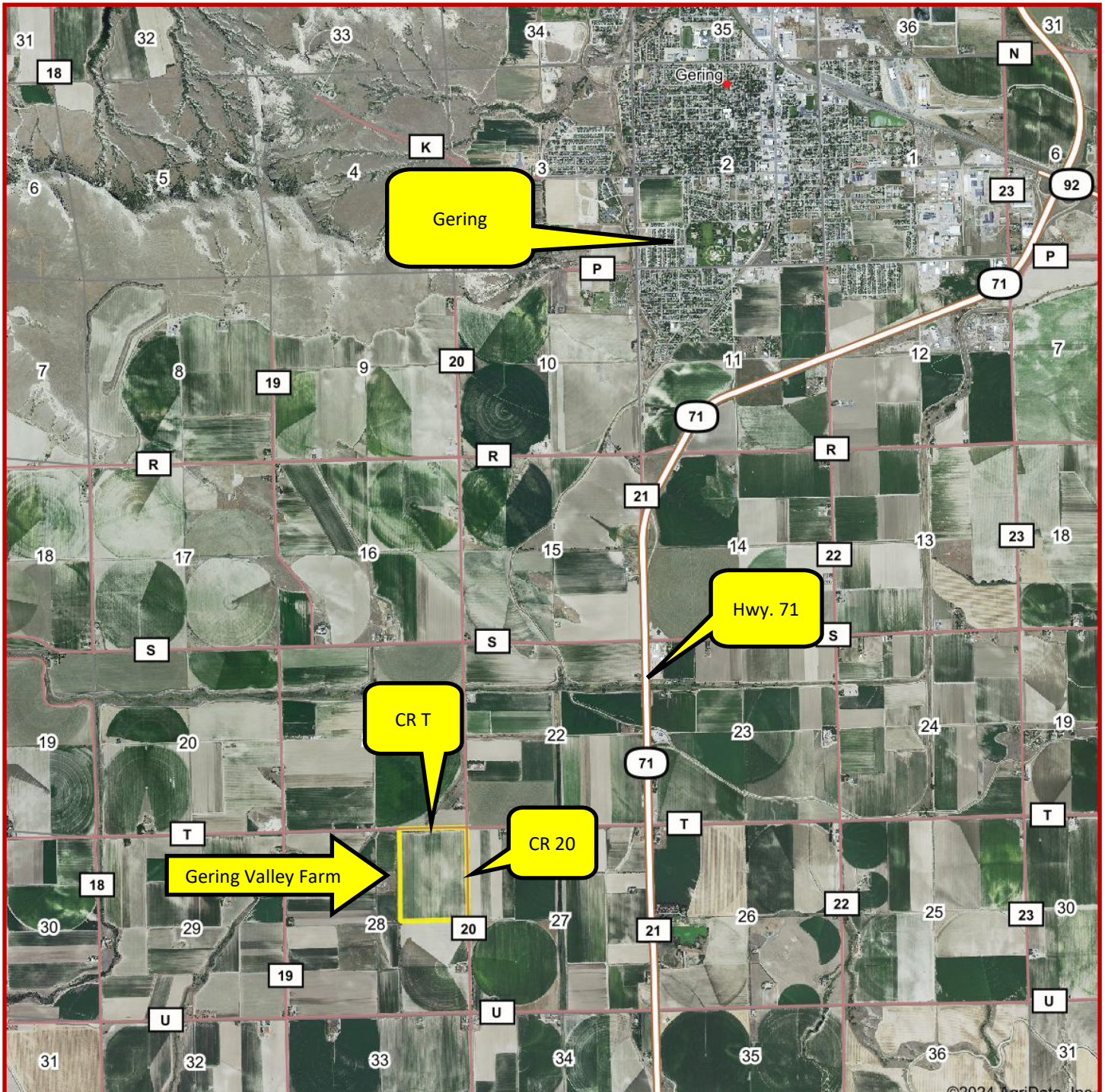
Scotts Bluff County Irrigated Land For Sale



Gering Valley Irrigated Farm

- ◆ **117+/- deeded acres of gravity irrigated farmland for sale (110 +/- farmed acres)** in the Gering Valley. The farm is located 2.5 miles south of Gering on Hwy. 71 to CR T, then 1 mile west on CR T to CR 20. The farm is south of CR T and west of CR 20. The west 42+/- acres will be surveyed and is not part of this Sale Property, leaving a balance of 117+/- acres with 110+/- farmed acres.
- ◆ **Surface Water Rights: 123 acres** of surface water rights under the Gering-Ft. Laramie Irrigation District. The annual assessment for 2025 is \$41/acre x 123 acres = \$5,043.
- ◆ **2024 Real Estate Taxes:** The Seller is a tax exempt foundation. The 2024 estimated real estate taxes would be approximately \$6,150.
- ◆ **Soils:** 40.4% Class I Mitchell Silt Loam, 0 to 1% slope; 22.6% Class II Mitchell and Buffington soils, alkali, 0 to 3% slope; 37% Otero-Bayard fine sandy loams.
- ◆ **Legal Description:** Part of the NE1/4 of Section 28 - T21N - R55W of the 6th P.M., Scotts Bluff County, Nebraska.
- ◆ **Asking Price is \$360,000 = \$3,077/deeded acre or \$3,273/farmed acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

Gering Valley Irrigated Farm area map



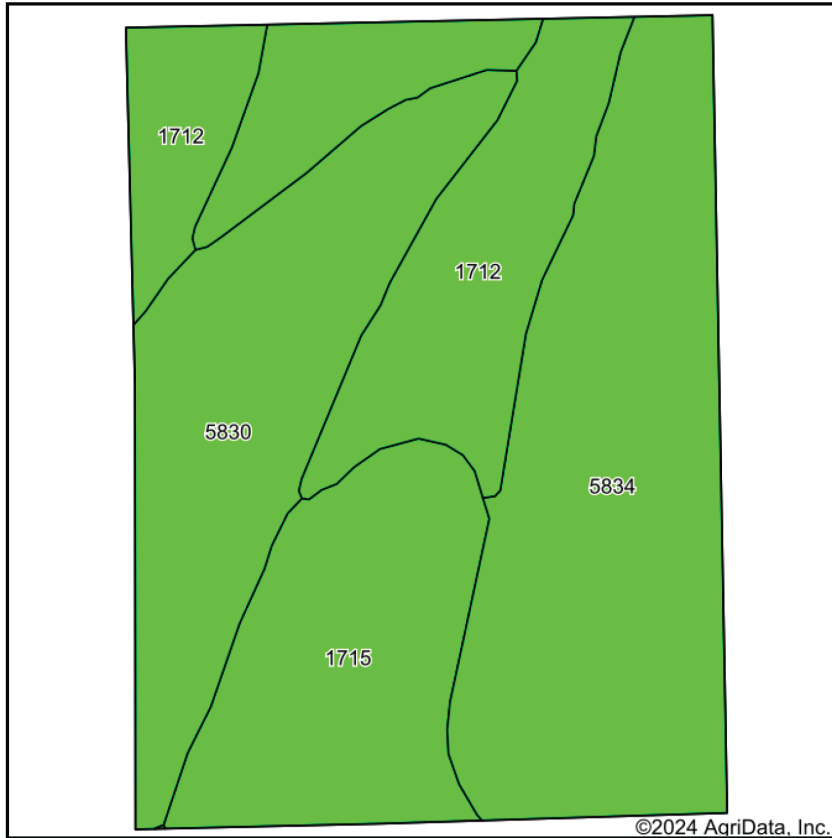
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Gering Valley Irrigated Farm aerial map

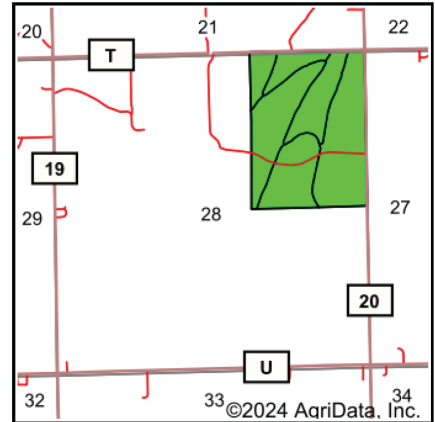


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Gering Valley Irrigated Farm soils map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **28-21N-55W**
 Township: **Gering**
 Acres: **116.08**
 Date: **9/1/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE157, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
5834	Mitchell silt loam, 0 to 1 percent slopes	46.93	40.4%		IIIc	I	48	14	37
5830	Mitchell and Buffington soils, alkali, 0 to 3 percent slopes	26.21	22.6%		IIw	IIw	30	13	34
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	21.97	18.9%		IIIe	IIe	41	11	30
1715	Otero-Bayard very fine sandy loams, 0 to 1 percent slopes	20.97	18.1%		IIIc	IIe	42	11	31
Weighted Average					2.77	1.60	41.5	*n 12.7	*n 33.9

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

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Nebraska Panhandle Road Map

