



**80.30 ±ACRES
SCOTTS BLUFF
COUNTY, NE**

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EDGEWATER

Insurance + Real Estate

Derek Vrtiska

402-852-6208

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201 Sun Valley Blvd, Suite 2

Lincoln, NE 68528

80.30± Acres

\$337,360.00

PROPERTY OVERVIEW

ACRES:

Cropland: 70.0±
TOTAL: 80.30± Acres

PRICE: \$337,360.00

LEGAL DESCRIPTION:

The West Half of the Northwest Quarter of Section 34, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska containing 80.30 +/- Acres.

2023 REAL ESTATE TAXES:

\$3,212.56

POSSESSION:

Immediate

SOILS:

Farm consists mostly of Class I & II Mitchell Silt Loam soil with slopes ranging from 0-3%.

LOCATION:

Property is located south of Gering, Nebraska. Head south on Hwy 71 for 4 miles and then drive 1 mile west on county Road U. The property will be on the south side of county road U. Contact Derek Vrtiska at (402)-852-6208 for details.

DESCRIPTION:

Excellent irrigated farm just South of Gering, NE. Approximately 70 irrigated cropland acre with cattle lot & buildings in the Northwest corner of the farm. Property is irrigated by surface water from the Gering Ft. Laramie Irrigation District. It is surrounded by the views of the Scotts Bluff Valley with the Wildcat Hills lying to the South and the Scotts Bluff National Monument to the North

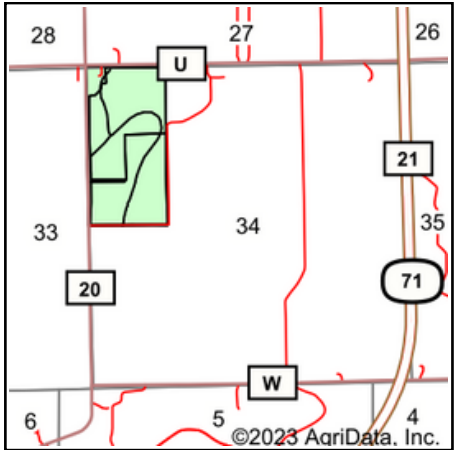
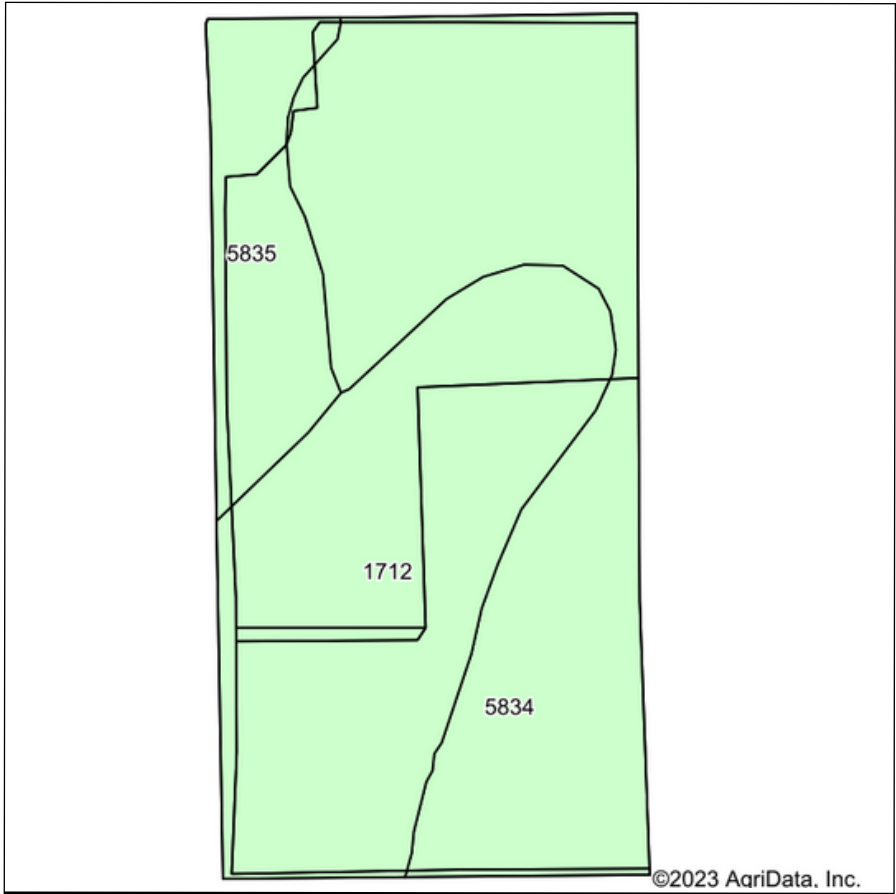
FSA MAP



80.30 ± Acres Scotts Bluff County, NE

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SOIL MAP



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **34-21N-55W**
 Township: **Gering**
 Acres: **78.85**
 Date: **8/16/2023**



Soils data provided by USDA and NRCS.

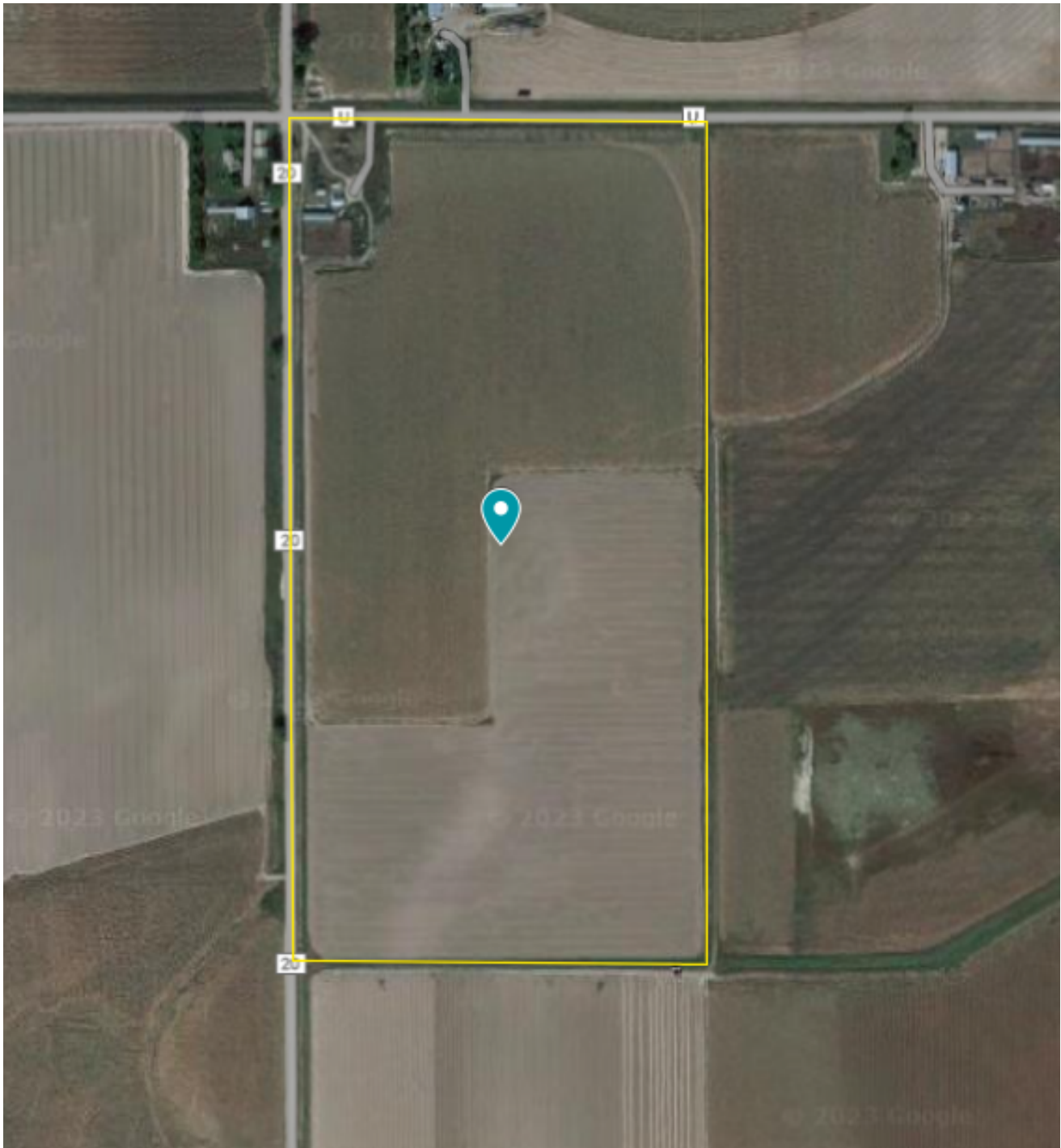
Area Symbol: NE157, Soil Area Version: 21													
Code	Soil Description	Acres	Percent of fields	Irr Class	Alfalfa Tons Bu	hay Bu	Corn Irrigated Bu	Dry beans Irrigated Bu	Irish potatoes Irrigated Bu	Oats AUM	Pasture Irrigated AUM	Sugar beets	Winter wheat
5834	Mitchell silt loam, 0 to 1 percent slopes	37.81	48.0%	IIIc	16	129	39	47	56	2	10	24	44
1712	OteroBayard fine sandy loams, 0 to 3 percent slopes	31.01	39.3%	IIIe			IIe		4	129	29	388	55
5835	Mitchell silt loam, 1 to 3 percent slopes	10.03	12.7%	IIIe			IIe		5	123	37	441	63
Weighted Average					3.00	1.52		5.1		128.2	34.8	436.5	61.3
										1.5		9.2	21.9
													37.1

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AERIAL MAP



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PROPERTY IMAGES



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