# LAND FOR SALE



# Scotts Bluff County Pivots

**143.18 ± ACRES | SCOTTS BLUFF COUNTY, NEBRASKA**

**Just northeast of Minatare, this irrigated cropland features county road access and two Reinke 5-tower pivots. The Tri State Canal, located along the south boundary, provides irrigation water.**



Bonnie Downing, ARA


## LISTING AGENT:

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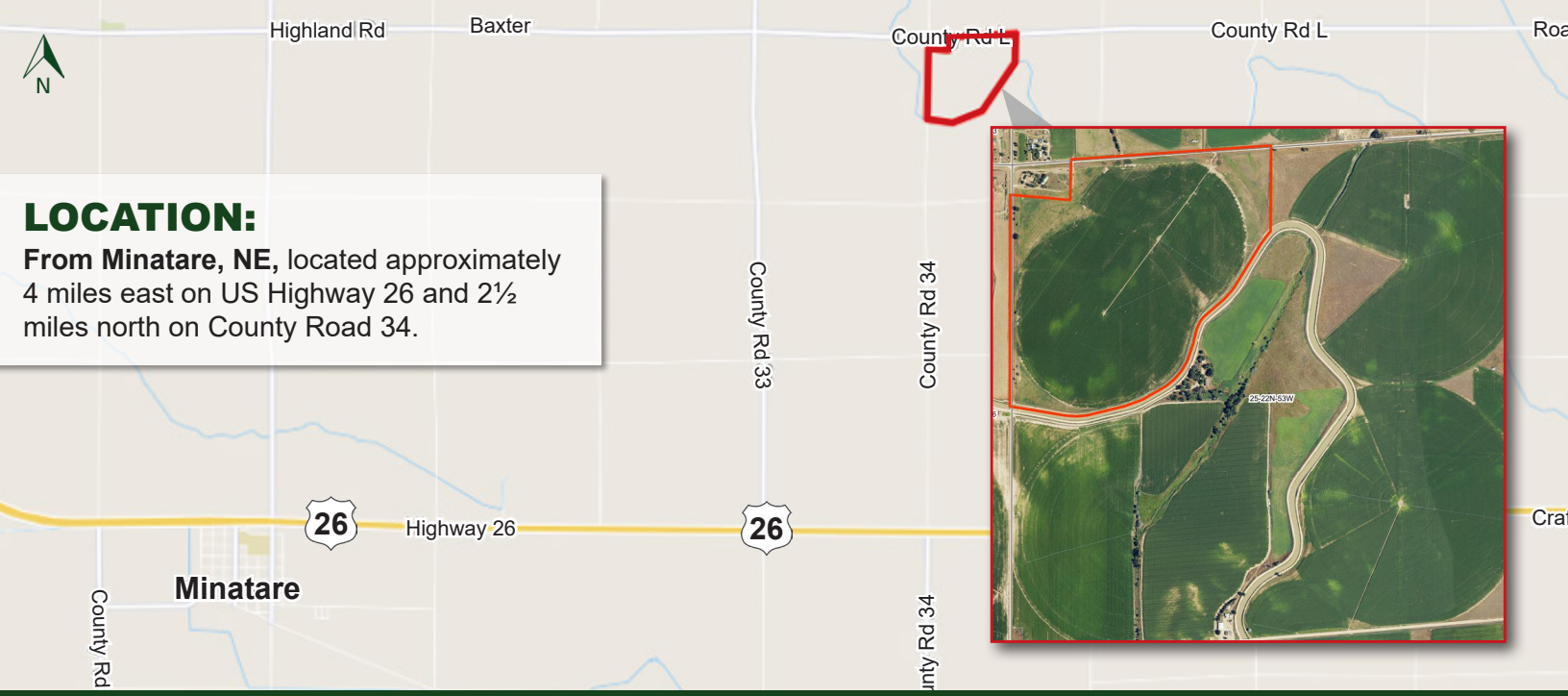

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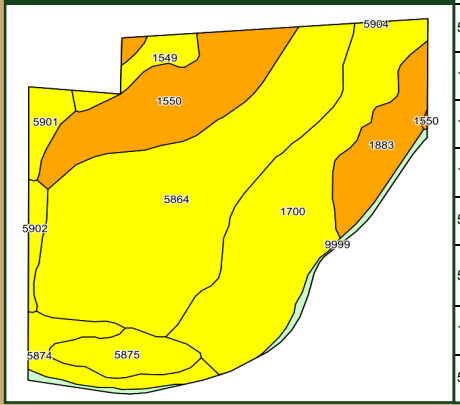

## LOCATION:

**From Minatare, NE,** located approximately 4 miles east on US Highway 26 and 2½ miles north on County Road 34.

# PROPERTY INFORMATION

| | |
|---|---|
| **LEGAL DESCRIPTION:** | Pt NW¼ (Above Tri State Canal) Section 25, Township 22 North, Range 53 West of the 6th P.M. in Scotts Bluff County, Nebraska |
| **ACRES & TAXES:** | 143.18 Tax-assessed acres<br>2025 Real estate taxes due in 2026: $3,325.90 |
| **LAND USE:** | 108.64 acres Pivot Irrigated<br>19.17 acres Dry Cropland<br>7.75 acres Pasture/Rangeland<br>4.00 acres Canal<br>3.62 acres Roads |
| **NRD:** | 136 acres of surface water rights through Pathfinder Irrigation District - North Platte Natural Resources District |
| **FSA-USDA INFORMATION:** | 130.59 total cropland acres with 69.88 acres corn base @ 126 bu PLC yield; 42.26 acres wheat base @ 46 bu PLC yield. |
| **SOILS:** | 43.6% Class II Tripp and Alice fine sandy loam and Tripp very fine sandy loam; 5.9% Class III Tripp very fine sandy loam and Alice fine sandy loam; 48.6% Class IV Otero, Dailey and Valent, and Valent-Dwyer loamy fine sandy with slopes from 0-6% |
| **IMPROVEMENTS:** | 2002 Reinke 5-Tower Wiper Pivot<br>2018 Reinke 5-Tower Wiper Pivot<br>20 HP US Motor and Sargent Pump |
| **PRICE:** | **$799,000** |

## SOILS MAP




| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c |
|---|---|---|---|---|---|---|
| 5864 | Tripp fine sandy loam, 0 to 3 percent slopes | 53.11 | 37.0% | | IIIe | IIe |
| 1700 | Otero loamy fine sand, 0 to 6 percent slopes | 35.03 | 24.5% | | IVe | IVe |
| 1550 | Dailey and Valent loamy fine sands, 3 to 6 percent slopes | 20.85 | 14.6% | | VIe | IVe |
| 1883 | Valent-Dwyer loamy fine sands, rolling | 10.06 | 7.0% | | VIe | IVe |
| 5874 | Tripp very fine sandy loam, 1 to 3 percent slopes | 6.35 | 4.4% | | IIIe | IIe |
| 5875 | Tripp very fine sandy loam, 3 to 6 percent slopes, eroded | 6.25 | 4.4% | | IIIe | IIIe |
| 1549 | Dailey and Valent loamy fine sands, 0 to 3 percent slopes | 3.60 | 2.5% | | IVe | IVe |
| 5901 | Alice fine sandy loam, 0 to 3 percent slopes | 3.21 | 2.2% | | IIIe | IIe |

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