



SCOTTS BLUFF COUNTY PIVOT



80± acres of pivot irrigated farmland located North of Minatare, NE.

JON FARLEY

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PROPERTY HIGHLIGHTS

List Price **\$536,000**

Location North of Minatare, NE

Legal Description

THE N1/2 SE1/4 AND THE SE1/4 SE1/4 OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 53 WEST OF THE 6TH PM, SCOTTS BLUFF COUNTY, NEBRASKA

Acres 80±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **TBD**

Property Summary

Are you looking to expand your land holdings? Here is a very well maintained 3/4 circle pivot with an 8 year old Zimmatic 7 tier pivot ready to go, sitting on 80± acres. There 100 acres of surface water rights through Pathfinder Irrigation District with an annual fee of \$3,000 a year. The water rights can be leased out on an annual basis. On average the Seller gets 5 ton per acre on each alfalfa cutting.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP

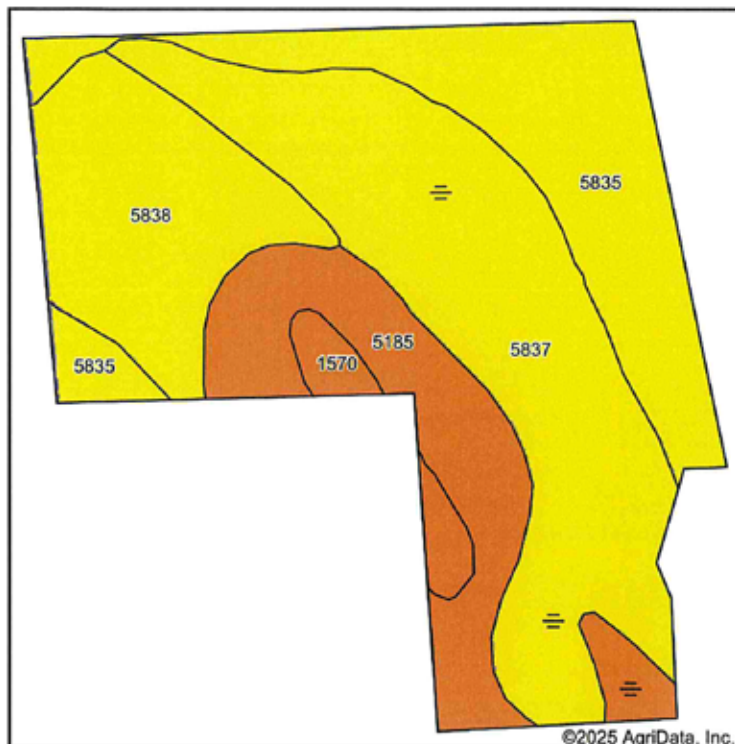


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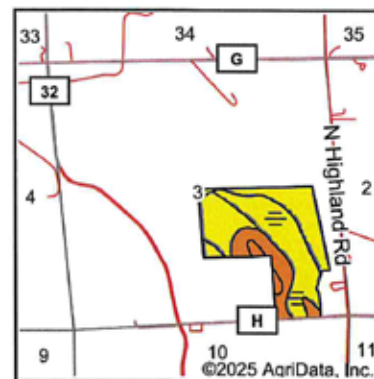
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SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **3-22N-53W**
 Township: **Highland**
 Acres: **94.17**
 Date: **6/18/2025**

LASHLEY
LAND AND RECREATIONAL BROKERS
 Maps Provided By:
surety
 CUSTOMER SERVICE: 800-845-2222
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Area Symbol: NE157, Soil Area Version: 23

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | SRPG | Pasture AUM | Winter wheat Bu | *n NCCPI Soybeans |
|------------------|--|-------|------------------|----------------------|------------------|--------------|------|-------------|-----------------|-------------------|
| 5837 | Mitchell silt loam, 3 to 6 percent slopes | 35.06 | 37.1% | | IIIe | IIIe | 46 | 1 | 35 | 37 |
| 5835 | Mitchell silt loam, 1 to 3 percent slopes | 22.75 | 24.2% | | IIIe | IIIe | 47 | 1 | 39 | 38 |
| 5838 | Mitchell silt loam, 6 to 9 percent slopes | 16.92 | 18.0% | | IVe | IVe | 44 | 1 | 30 | 37 |
| 5185 | Keota-Epping silt loams, 6 to 9 percent slopes | 16.63 | 17.7% | | VIe | IVe | 14 | | | 15 |
| 1570 | Dlx complex, 6 to 30 percent slopes | 2.81 | 3.0% | | VIs | | 13 | | | 7 |
| Weighted Average | | | | | 3.80 | *- | 39.2 | 0.8 | 27.8 | *n 32.5 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

| Symbol | Name | Description |
|--------|----------------------|---|
| ERO | Severely eroded spot | An area where on the average 75 percent or more of the original surface layer has been lost because of accelerated erosion. Not used in map units that are named severely eroded, very severely eroded, or gullied. Typically 3 to 5 acres. |

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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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