



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

WWW.EDGEWATERFM.COM



EDGEWATER

Insurance + Real Estate

Derek Vrtiska

402-852-6208

dvriska@edgewaterfm.biz

201 Sun Valley Blvd, Suite 2
Lincoln, NE 68528

80.30± Acres

\$409,530.00

PROPERTY OVERVIEW

ACRES :

Cropland: 70.0±
TOTAL: 80.30± Acres

PRICE : \$409,530.00

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.

2022 REAL ESTATE TAXES :

\$3,038.06

POSSESSION :

Immediate

SOILS :

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

LOCATION :

Located 4 miles South of Gering, Nebraska. Call for
directions to get to the property!

DESCRIPTION :

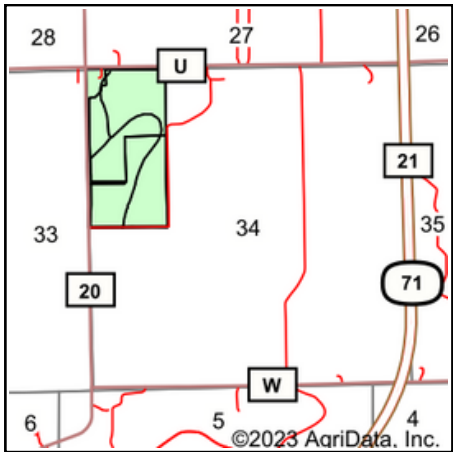
Here is an excellent irrigated farm just South of Scottsbluff. This farm is a level farm with great soils located in a highly productive area in Scotts Bluff County. There is approximately 70 tillable acres of irrigated farmland. There is a cattle lot and cattle building in the Northwest corner of the farm, and the irrigation canal runs along the West edge of the property. The farm is surrounded by the views of the Scottsbluff 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

DEREK VRTISKA | 402.852.6208 | DVRTISKA@EDGEWATERFM.BIZ



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



EDGEWATER

Insurance + Real Estate

Maps Provided By:



surety®
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

Area Symbol: NE157, Soil Area Version: 21																		
Code	Soil Description	Acres	Percent of field *c *c Tons Cwt Tons	Irrigated Class Tons Bu	Alfalfa Class Bu	hay Irrigated Bu	Corn Irrigated Bu	Dry beans Irrigated Bu	Irish potatoes Irrigated Bu	Oats Irrigated Bu	Pasture Irrigated AUM	Pasture Irrigated AUM	Sugar Irrigated beets	Winter wheat				
5834	Mitchell silt loam, 0 to 1 percent slopes	37.81	48.0%	IIIc	I 6	129	39	475	66	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	1	8	19	28
5835	Mitchell silt loam, 1 to 3 percent slopes	10.03	12.7%	IIIe		IIe		5		123	37		441	63	1	10	23	39
Weighted Average					3.00	1.52		5.1		128.2	34.8		436.5	61.3	1.5	9.2	21.9	37.1

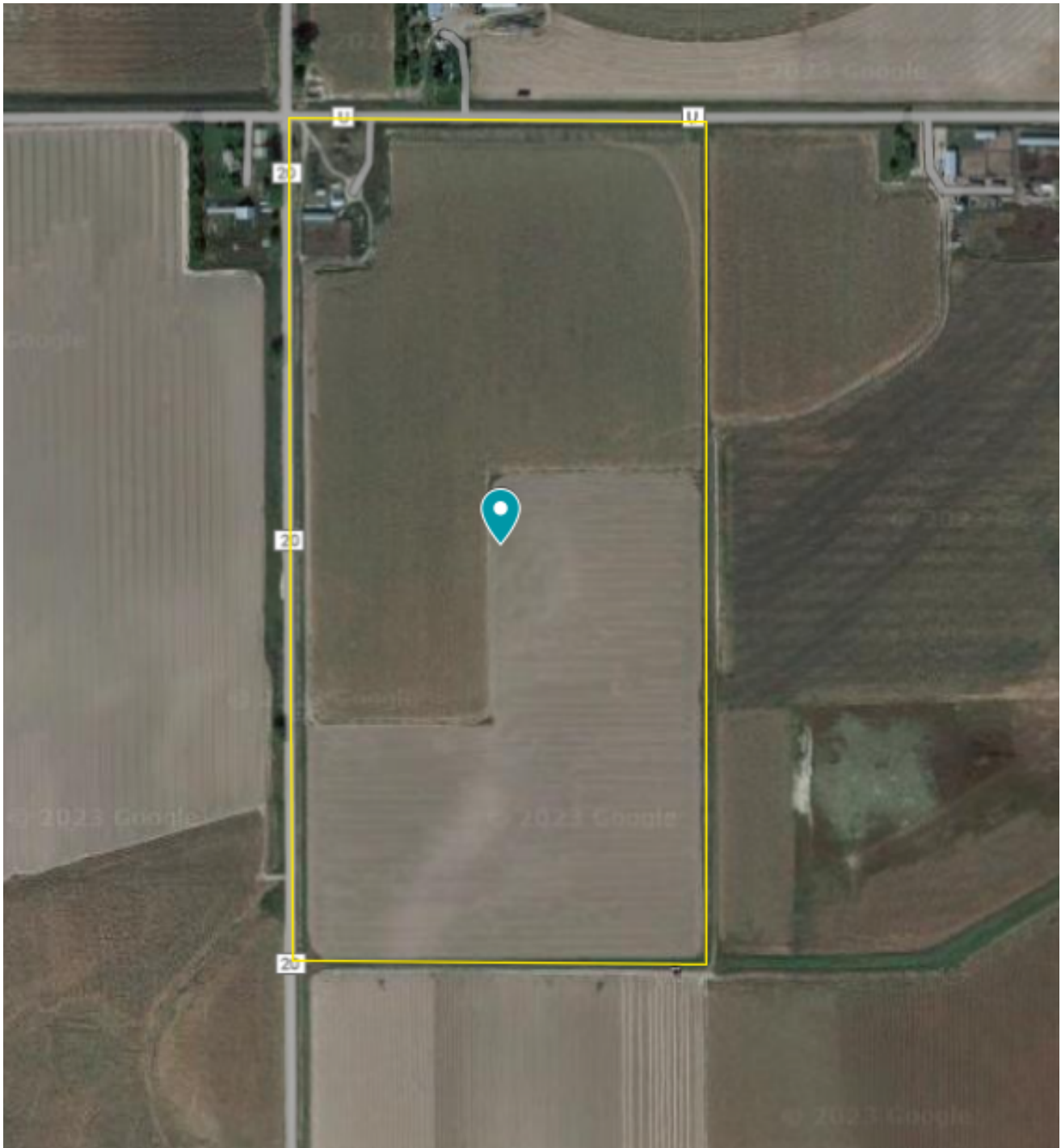
DEREK VRTISKA | 402.852.6208 | DVRTISKA@EDGEWATERFM.BIZ



EDGEWATER

Insurance + Real Estate

AERIAL MAP



80.30 ± Acres Scotts Bluff County, NE

DEREK VRTISKA | 402.852.6208 | DVRTISKA@EDGEWATERFM.BIZ

PROPERTY IMAGES



80.30 ± Acres Scotts Bluff County, NE

DEREK VRTISKA | 402.852.6208 | DVRTISKA@EDGEWATERFM.BIZ

PROPERTY IMAGES



80.30 ± Acres Scotts Bluff County, NE

DEREK VRTISKA | 402.852.6208 | DVRTISKA@EDGEWATERFM.BIZ