

Scottsbluff Commercial Tract
TBD Highway 26
Scottsbluff, NE 69361

\$499,000
22.520± Acres
Scotts Bluff County



Scottsbluff Commercial Tract
Scottsbluff, NE / Scotts Bluff County

SUMMARY

Address

TBD Highway 26

City, State Zip

Scottsbluff, NE 69361

County

Scotts Bluff County

Type

Commercial

Latitude / Longitude

41.87922 / -103.68674

Taxes (Annually)

638

Acreage

22.520

Price

\$499,000

Property Website

<https://www.ranchandrecreation.com/property/scottsbluff-commercial-tract-scotts-bluff-nebraska/74475/>



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PROPERTY DESCRIPTION

An exceptional opportunity to own 22.52 acres of prime development land located just west of Walmart in Scottsbluff, Nebraska. With Road frontage along Highway 26, Old Highway 92, and 27th Street you will have plenty of access options for future use of this property. There are several commercial businesses in the area currently. This property would lend itself nicely to about any commercial use, heavy industrial, a trucking yard, or potential subdivision for mixed use purposes.

- **Zoning:** C3 Commercial
- **Water Rights:** Includes 10 acres of surface water rights under the Enterprise Irrigation District.
- **2024 Real Estate Taxes:** \$638.06.
- **Soils:** Highly productive with 92.2% Class II Glenberg fine sandy loam and 7.8% Class I McCook loam.

Asking Price: \$499,000.

Don't miss this opportunity to secure development land in a prime location!

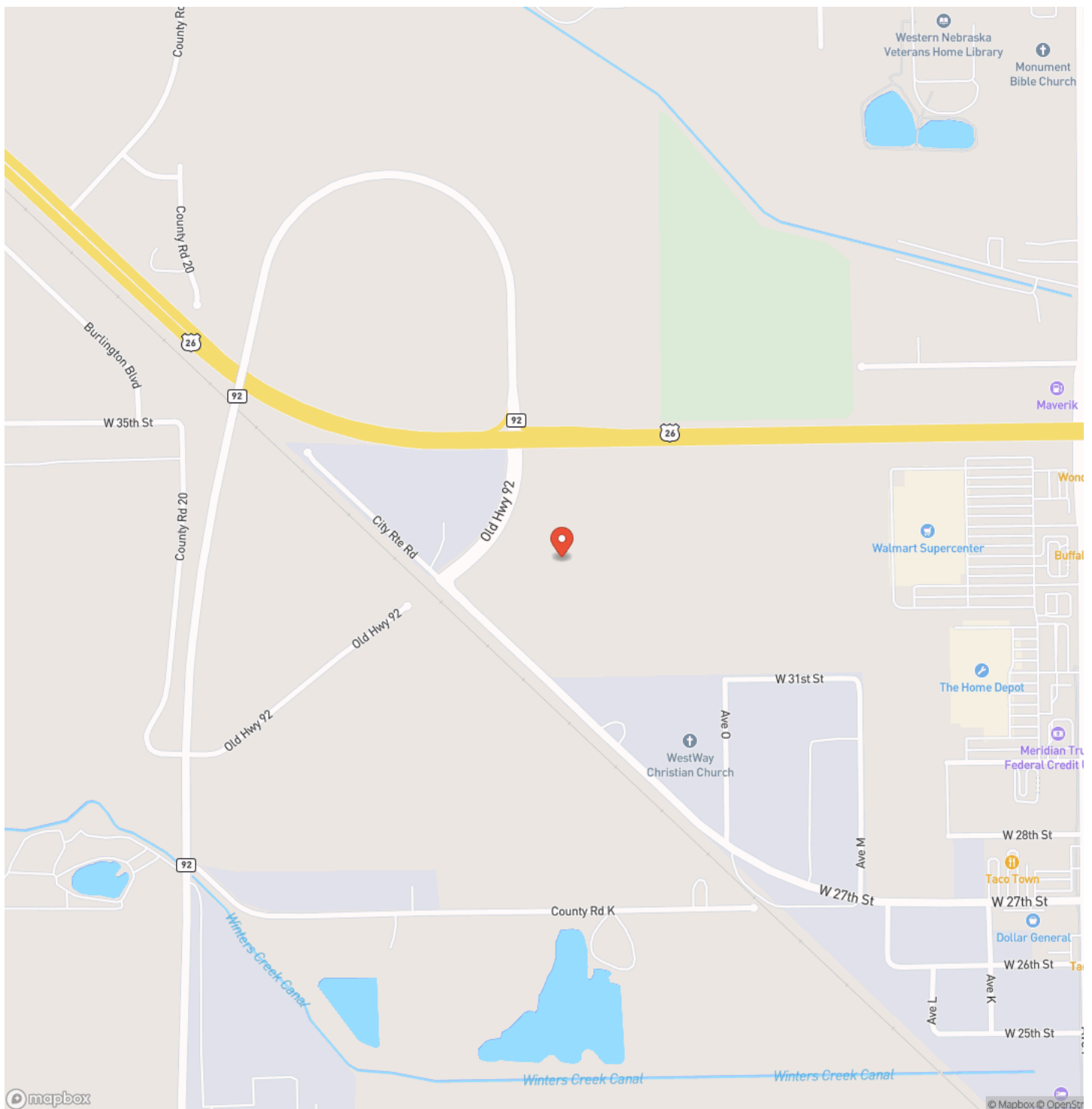
Co-Listed by Jerry Sloan with Sloan Ag Land ([\(308\) 631-5520](tel:3086315520)) ; Email: Jerry@SloanAgLand.com

Co-Listed by Jeff Garrett with #1 Properties Ranch & Recreation ([\(308\) 672-6334](tel:3086726334)) ; Email: jeff@ranchandrecreation.com

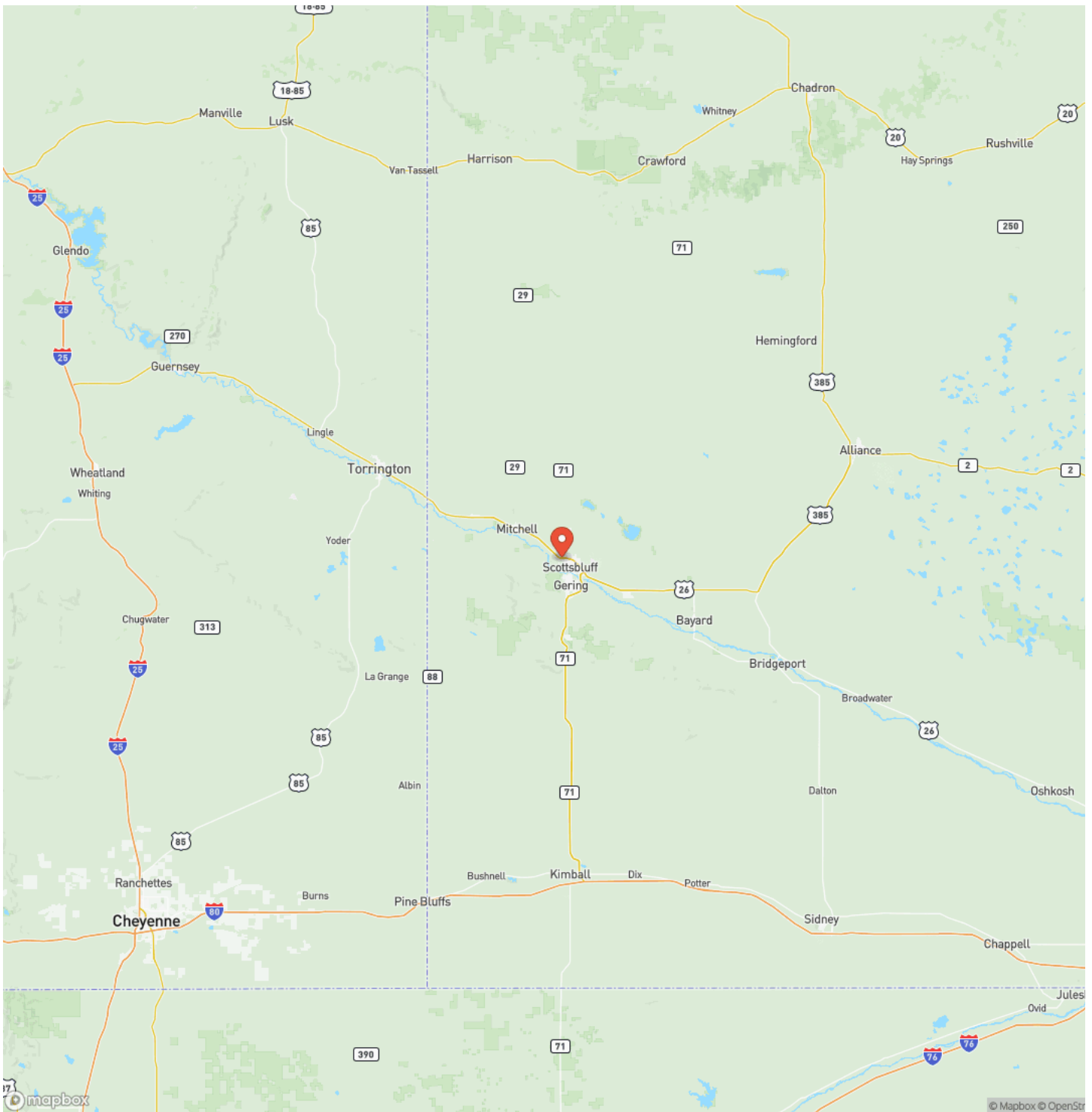
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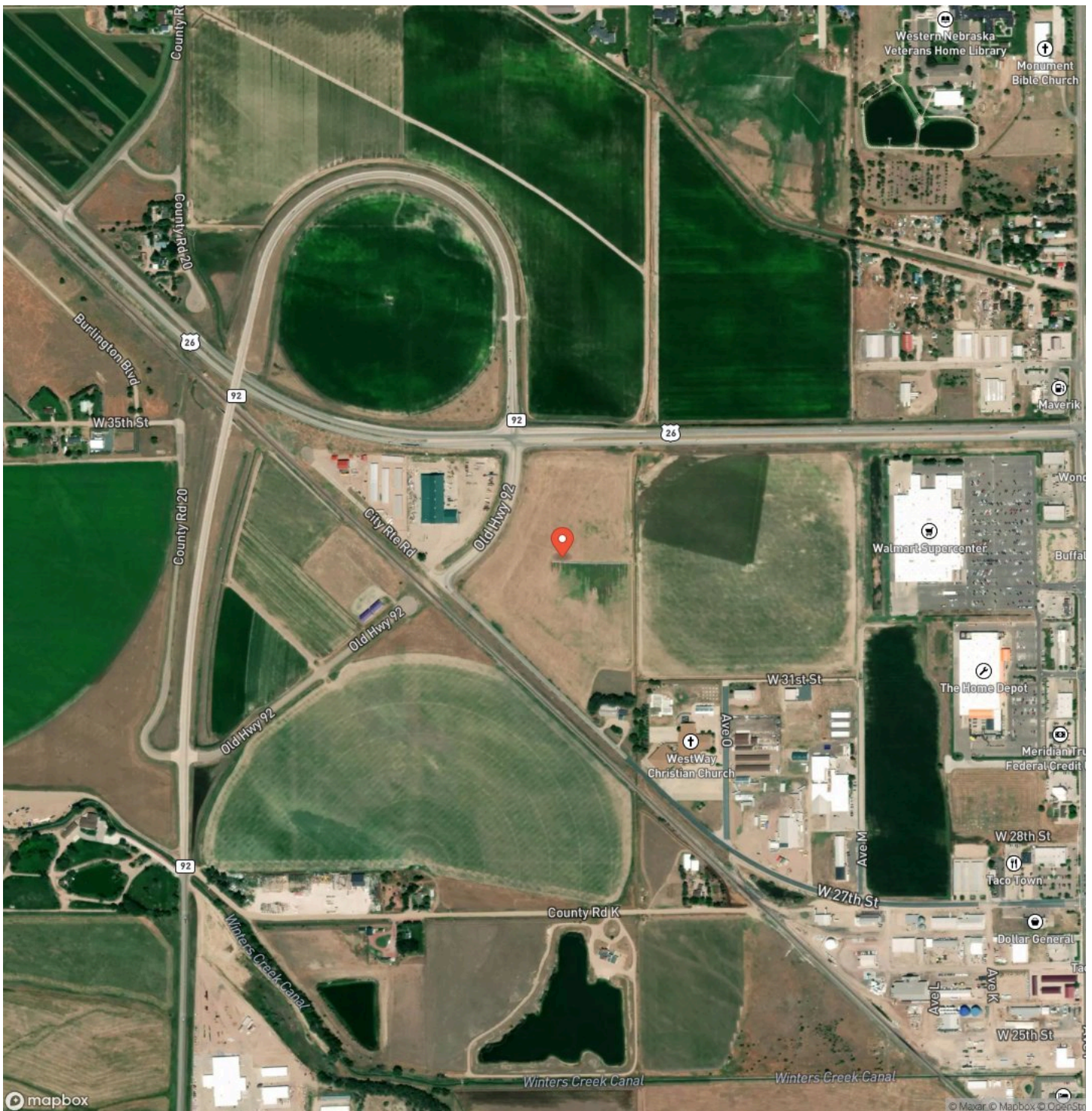
Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

ranchandrecreation.com

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Scottsbluff, NE / Scotts Bluff County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Garrett

Mobile

(308) 672-6334

Office

(307) 236-8299

Email

jeffgarrett@ranchandrecreation.com

Address

6106 Yellowstone Rd

City / State / Zip

NOTES

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DISCLAIMERS

Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate.

Mineral Rights: Excepting and reserving to Seller and Seller's successors and assigns an undivided one-half interest in and to all owned royalty interests from the production of oil, gas and other hydrocarbons and other minerals (but excluding sand, gravel and barrow dirt) from the above – described real estate for a period of 30 years from the date of closing and as long thereafter as oil, gas and other hydrocarbons or other minerals are produced in paying quantities from such real estate and provided there is production of oil, gas or other minerals at the expiration of such 30 year term, it being the intent of the Seller to convey to Buyer all other attributes of the mineral estate in said lands, including, but not limited to, the exclusive right to execute oil, gas and other mineral leases covering said land, the right to receive all bonus, delay rentals, surface damage payments and other benefits which may accrue from any of said lease or leases, except the undivided royalty interest herein reserved.

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties. While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance on information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

Potential purchasers should independently verify any information and conduct their own due diligence. **#1 Properties Ranch & Recreation LLC** makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property, including, but not limited to, each of the following: (a) acreage counts and legal descriptions, (b) distances, sizes, square footage, and other measurements, (c) water and mineral rights information, and (d) soil types, production, carrying capacity, or income potential.

Information is only provided for the purpose of assisting potential purchasers in identifying prospective properties they may be interested in purchasing. **#1 Properties Ranch & Recreation LLC** is not liable for any inaccuracies, errors, or omissions regarding information about the property or losses that result from the use of this information. Potential purchasers should conduct their own due diligence including, but not limited to, a legal and financial review before purchasing.

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