

Multiple Irrigated Pivots located in a Great Area
TBD County Road 28
Scottsbluff, NE 69361

\$1,950,000
456.250± Acres
Scotts Bluff County



Multiple Irrigated Pivots located in a Great Area Scottsbluff, NE / Scotts Bluff County

SUMMARY

Address

TBD County Road 28

City, State Zip

Scottsbluff, NE 69361

County

Scotts Bluff County

Type

Farms, Recreational Land

Latitude / Longitude

41.970 / -103.5382

Acreage

456.250

Price

\$1,950,000

Property Website

<https://greatplainslandcompany.com/detail/multiple-irrigated-pivots-located-in-a-great-area-scotts-bluff-nebraska/95023/>



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PROPERTY DESCRIPTION

Scotts Bluff County, Nebraska 456.25

Here is an opportunity to purchase a nice group of irrigated pivots with good water rights and great location. This listing is a portion of a larger offering that is for sale. This listing is for offering #2 which includes 337.37+/- acres of irrigated land and 106.75+/- acres of grass with the balance of the acreage being Canal & Roads per Scotts Bluff County Assessor records. All of the properties are offered separately and offered together for a total of \$7,497,000 with the parcels located in Scotts Bluff & Box Butte Counties.

Offering #2 boosts of a newer Zimatic Wiper and 3 additional irrigation pivots. Currently in 2025 corn stubble & alfalfa the sale is subject to tenant rights. Irrigation well numbers are G-066532A, G-083455, & G-042757 according to permit records. Irrigated farms in the area routinely produce 210+ bushel corn, 100+ bushel wheat, and 45+ bushel beans. This farm sits within the North Platte Irrigation District, which is head quartered out of Scottsbluff, NE. As an added bonus the farm offers some recreational opportunities as local wildlife filter of the sandhills to feed. Perfectly located between Lake Miniature, Lake Alice, & Winters Creek Lake the area is also known for its incredible waterfowl hunting opportunities. Contact the listing Land Professional for more information or to schedule a showing. Showings by appointment only.

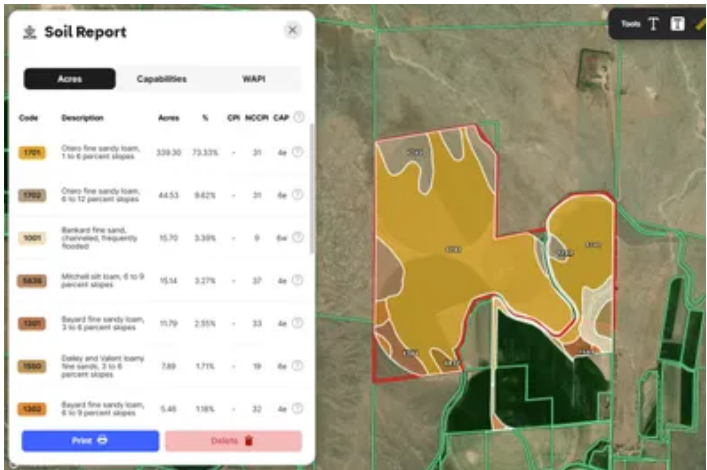
Property Details:

- Located Northeast of Scottsbluff, NE
- Multiple Pivots
- 337.37+/- Irrigated Acres
- Majority in 2025 Corn Stalks & Alfalfa
- Recreational Opportunities
- Additional Irrigated Parcels Available

Acreage counts are believed to be accurate but have not been verified by a professional survey and were taken from the county assessor's records. Crop yields can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis

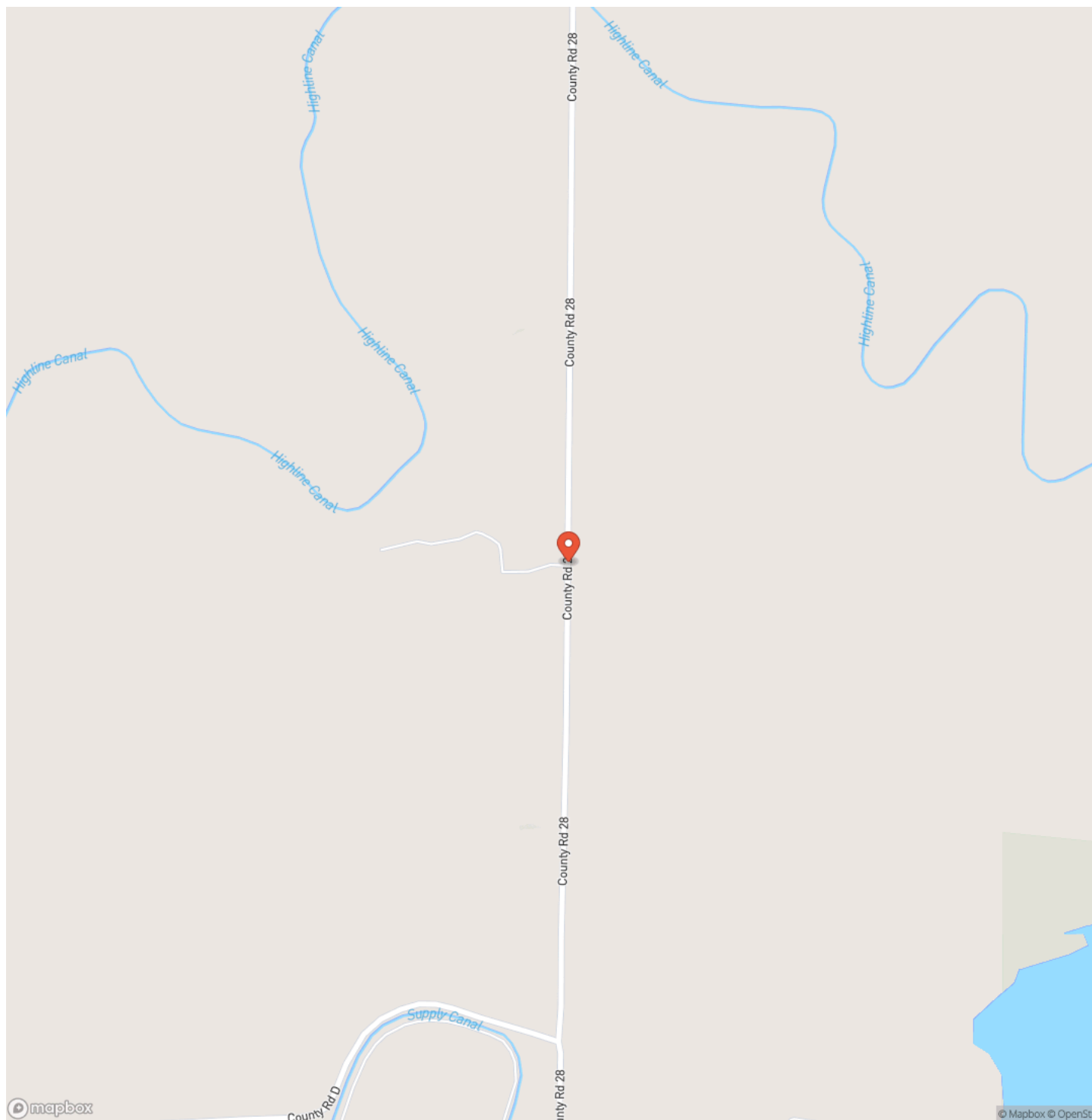
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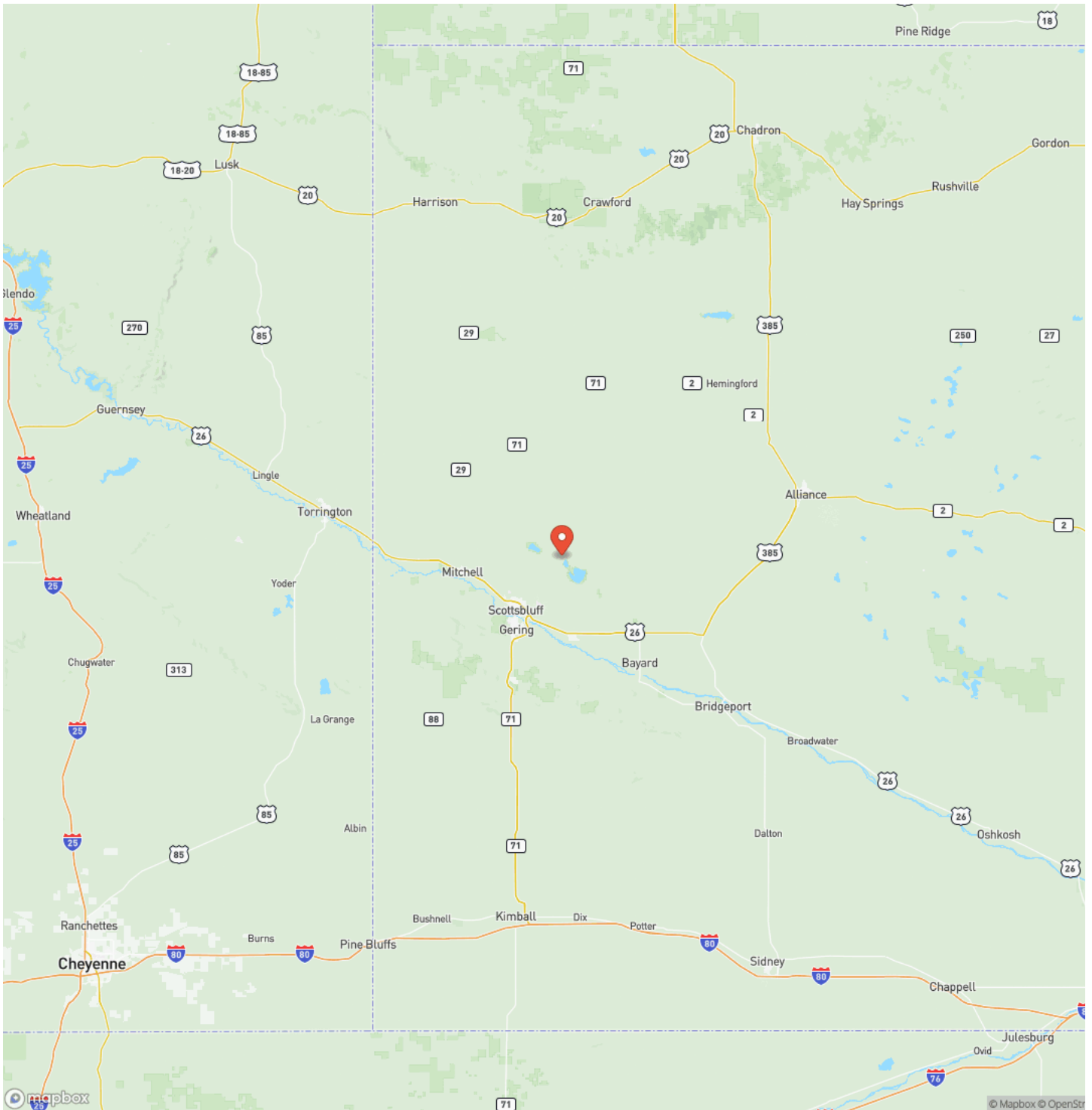


Soil Report						
Acres		Capabilities		WAPI		
Code	Description	Acres	%	ERI	MOOR	CAP
1791	Cheney fine sandy loam, 1 to 6 percent slopes	339.30	73.33%	+	20	4e
1792	Cheney fine sandy loam, 6 to 12 percent slopes	44.53	9.62%	+	20	6e
1001	Bankard fine sand, (charinated, frequently flooded)	15.70	3.39%	+	9	6e
1634	Mitchell silt loam, 6 to 9 percent slopes	15.14	3.27%	+	20	4e
1100	Beard fine sandy loam, 3 to 6 percent slopes	11.79	2.55%	+	33	4e
1630	Osley and Osley loamy fine sand, 3 to 6 percent slopes	7.89	1.71%	+	19	6e
1342	Beard fine sandy loam, 6 to 9 percent slopes	5.40	1.18%	+	32	4e
Price		Delete				

Locator Map



Locator Map



Satellite Map



Multiple Irrigated Pivots located in a Great Area Scottsbluff, NE / Scotts Bluff County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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