

AGPROprofessionals
DEVELOPERS OF AGRICULTURE

Stegall Farm Morrill, NE



+/- 160 Acres Total
+/- 142 Acres Water Rights
+/- 125 Acres Pivot Irrigated
\$450,000



**RYAN
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Legal: The Southeast 1/4 of Section 20, Township 22 North, Range 57 West of the 6th P.M.

Acreage: 160 acres +/- of which 125 acres +/- are pivot irrigated

Water & Irrigation Information: Older Lockwood pivot with 142 acres under the Gering Ft-Laramie Irrigation District

2017 O & M Water Charge: \$4,437.50

Comments: This farm was planted to alfalfa in Spring of 2018. Situated along Stegall Road this farm is located 15 miles west of Scottsbluff

Real Estate Taxes: \$5412/2017

FSA Information

<u>Tract #</u>	<u>Farmland</u>	<u>Cropland</u>	<u>DCP</u>	<u>CRP Cropland</u>	<u>Eff DCP</u>	<u>HEL Code</u>	<u>Wetland</u>
4970	158.15	153.07	153.07	0.0	153.07	SA	N



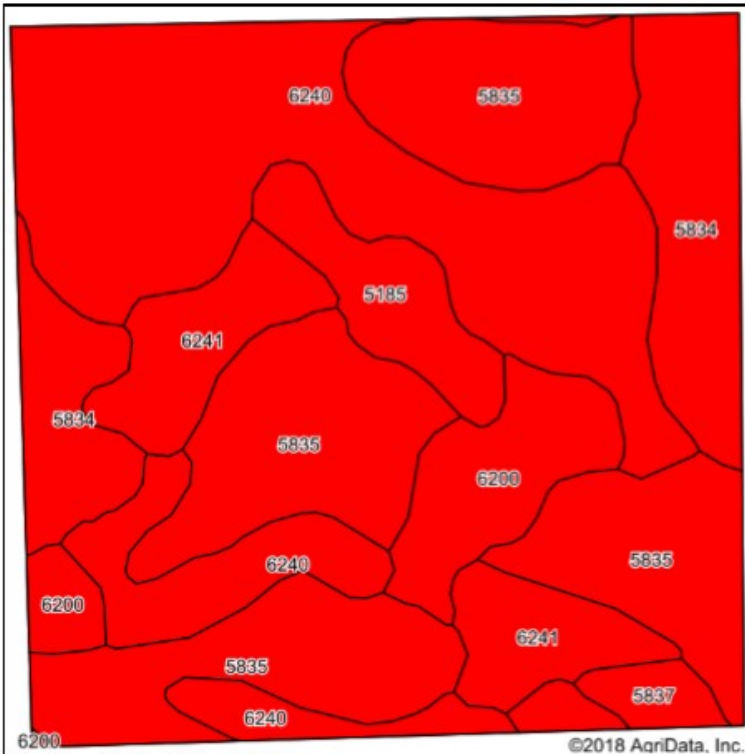
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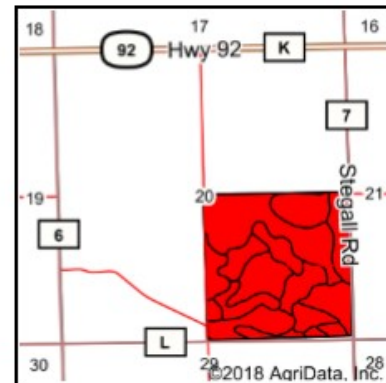


Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **20-22N-57W**
 Township: **Kiowa**
 Acres: **157.73**
 Date: **11/27/2018**

Maps Provided By:



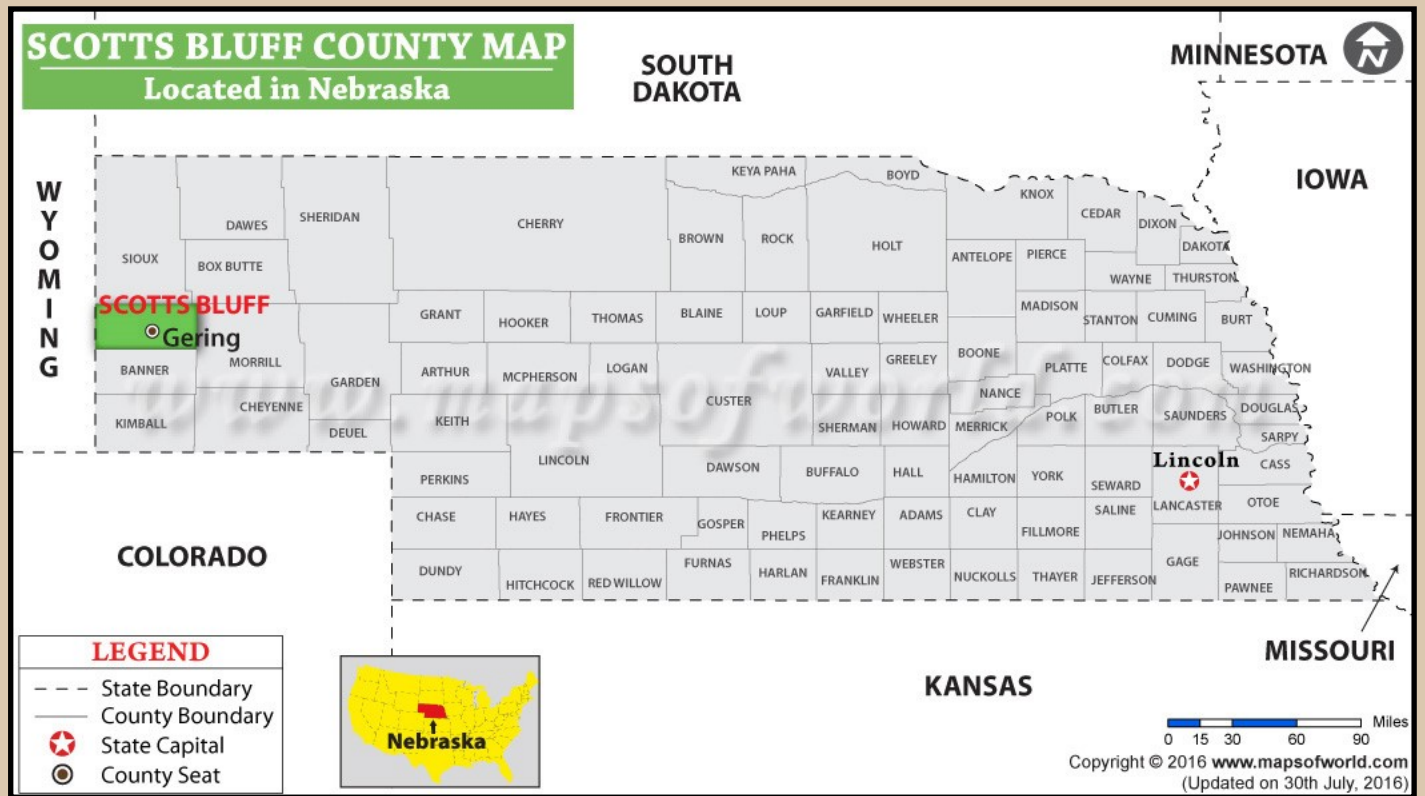
Area Symbol: NE157, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Dry beans Irrigated	Corn Irrigated	Oats Irrigated	Pasture Irrigated	Pasture	Irish potatoes Irrigated	Sugar beets Irrigated	Winter wheat	*n NCCPI Soybeans
5835	Mitchell silt loam, 1 to 3 percent slopes	52.07	33.0%		IIIe	Ile	47	5	37	123	63	10	1	441	23	39	36
6240	Keota silt loam, 1 to 3 percent slopes	51.57	32.7%		IIIe	IIIe	21	4	36	99	56	7	1	396	18	32	13
5834	Mitchell silt loam, 0 to 1 percent slopes	19.72	12.5%		IIIc	I	48	6	39	129	66	10	2	475	24	44	37
6241	Keota silt loam, 3 to 6 percent slopes	13.31	8.4%		IVe	IVe	21	4	31	95	52	7	1	375	16	27	13
6200	Epping silt loam, 1 to 3 percent slopes	11.32	7.2%		VIc	IVs	7	3	16	80	33	4		220	13		11
5185	Keota-Epping silt loams, 6 to 9 percent slopes	7.47	4.7%		VIe	IVe	14			90							12
5837	Mitchell silt loam, 3 to 6 percent slopes	2.27	1.4%		IIIe	IIIe	46	5	34	134	58	8	1	421	19	35	37
Weighted Average							32	4.3	33.1	109	54.9	7.8	1	387.9	19	31.6	*n 23.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



About

Scotts Bluff County is on the western border of Nebraska. Its county seat is Gering, and its largest city is Scottsbluff which has a population of 36,599 people.

Agriculture

The Nebraska Panhandle is a diverse composition of livestock and crop production. Farm and ranch operations generate almost \$2.2 Billion dollars annually for the State of Nebraska. Due to the semi-arid climate, most dryland crops are grown using practices that conserve soil moisture, including limiting the amount of tillage or using fallow periods. Winter wheat, proso millet, yellow field pea, sunflower, corn, and annual forages are the primary crops used in dryland crop rotations. Other crops that can be produced in dryland conditions include grain sorghum, safflower, winter canola, and amaranth. More than forty percent of the District's cropland use surface or ground water irrigation.

Railways & Roadways

Both US Hwy 26, which runs east/west and Nebraska Route 79 intersect near Morrill. The State of Nebraska has began development on the Heartland Expressway's. This will become the most feasible route (from engineering, environmental, and economic perspectives) to connect Rapid City to Scottsbluff/Gering via Hot Springs, SD, Chadron, NE, and Alliance, NE. There are over 3,400 miles of railway tracks in Nebraska with routes for Burlington Northern, Union Pacific and several other large freight carriers.

Economy

The economy of Scotts Bluff County, NE employs 18,034 people. The economy of Scotts Bluff County, NE is specialized in Agriculture, Forestry, Fishing, Hunting, Transportation & Warehousing, and Construction.