FARMERS NATIONAL COMPANY

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A-23044



LAND FOR SALE

28.44 ± Acres | Scottsbluff, Nebraska

OFFERED AT
284,400

Highlights:

- Prime development land just east of Morrill, Nebraska.
- Great access to Highway 26 and visibility to passing traffic.
- Sufficient acreage for a variety of development options.



For additional information, please contact:
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Property Information

Directions to Property:
At the intersection of U.S. Highway 26 and Liberty Oil Road near Morrill, Nebraska.

Legal Description:
Part of the north half of the southwest quarter lying north of the Ramshorn Canal right of way, Section 14, Township 23 North, Range 57 West, 6th P.M., Scotts Bluff County, Nebraska.

Property Description:
Bring your vision to life on 28.44± acres just east of Morrill, Nebraska! Located on the south side of U.S. Highway 26 at Liberty Oil Road, this development property offers highway frontage, convenient access, and great visibility to passing traffic. With room to plan and grow, it's an exciting opportunity to create something new along the Scottsbluff–Morrill–Torrington corridor!

2026 Taxes: $737.02

Price: $284,400

Farm Data:

Cropland	25.76 acres
Non-Crop	2.68 acres
Total	28.44 acres

FSA Information:

Crop	Base Acres	Yield
Corn	7.80 acres	139 bushels





Additional Comments: Cash rent lease expires February 28, 2027. Seller pays 2026 real estate taxes; buyer pays subsequent years. Farmers Irrigation District retains the surface water appropriation but the surface irrigated-acre rights do not convey and will be transferred at closing. Buyer will need to agree to waive retention of surface water rights. It is the buyer's responsibility to verify all zoning and utility service options.

Aerial Map





Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.