

LAND FOR SALE

Kimball County Combo

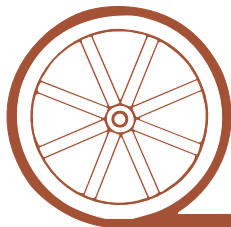
SOLD
Parcel #1

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- Location:** 6 miles south and one and a half miles west of Bushnell, NE, I-80 Interchange via county gravel roads.
- Legal Description:** NW1/4 Section 13-T13N-R58W of the 6th P.M., Kimball County, Nebraska.
- Acres:** 161.77 Tax Assessed Acres
- Taxes:** 2008 Taxes Payable in 2009 - \$474.90
- FSA Info:** 134.1 acres cropland - Wheat Base 65.2 acres at 29 Bu. Yield, Barley Base 9.8 acres at 37 Bu. Yield. Approximately 64 acres planted to "Buckskin" wheat for 2010.
- Price:** \$50,000
- Comments:** All owned oil, gas and mineral rights to pass with property.
- Contact:** **Mike Polk, Listing Agent: 308-534-9240, email: mike@agriaffiliates.com**
Loren Johnson, Bruce Dodson, Jerry Weaver, Jerry Sloan or Duane McClain at 308-534-9240

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NORTH PLATTE OFFICE

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I-80 & US Hwy 83

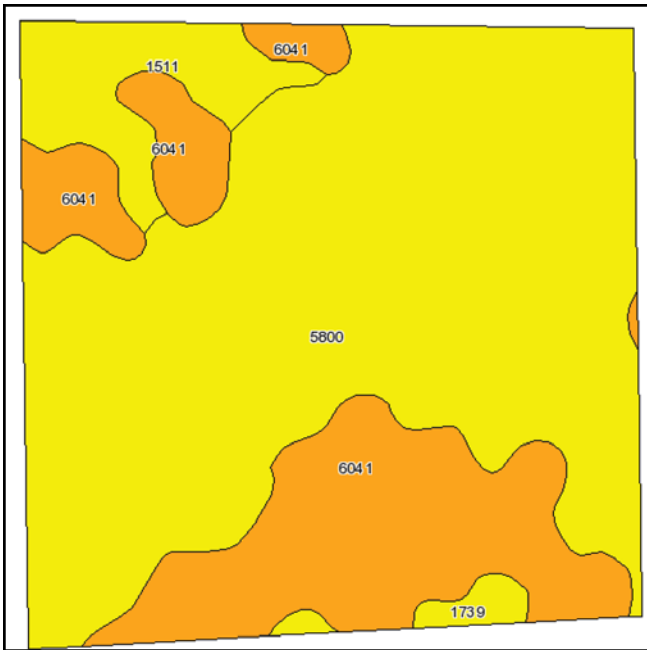
North Platte, NE 69103

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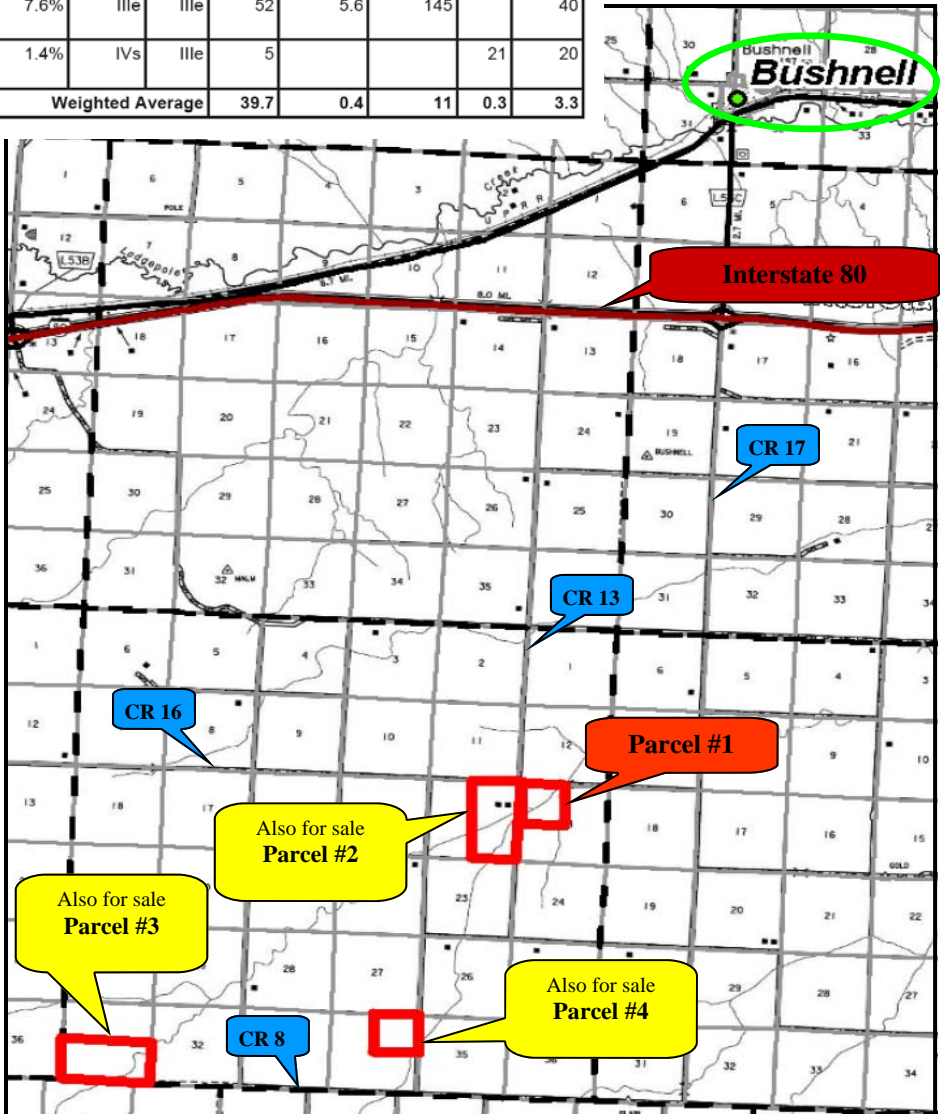
(308) 534-9240

Telecopier (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Code	Soil Description	Non-Irr Class Legend	Acres	Percent of field	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Oats	Winter wheat
5800	Albinas-Cheyenne loams, rarely flooded	Yellow	106	65.9%	IIIc	IIIs	48				
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	Orange	40.4	25.1%	VIe	IVe	16				
1511	Altvan-Satanta fine sandy loams, 1 to 3 percent slopes	Yellow	12.1	7.6%	IIIe	IIIe	52	5.6	145	40	
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	Yellow	2.2	1.4%	IVs	IIIe	5			21	20
Weighted Average							39.7	0.4	11	0.3	3.3



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