

LAND FOR SALE

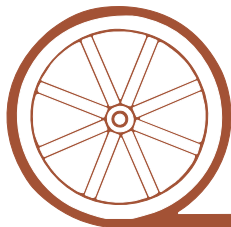
Kimball County Combo

SOLD
Parcel #2
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- Location:** 6 miles south and two miles west of Bushnell, NE, I-80 Interchange via county gravel roads..
- Legal Description:** E1/2, except a tract in E1/2NE1/4, Section 14-T13N-R58W of the 6th P.M., Kimball County, Nebraska.
- Acres:** 303.08 Tax Assessed Acres
- Taxes:** 2008 Taxes Payable in 2009 - \$1,097.22
- FSA Info:** 278 acres cropland - Wheat Base 139.6 acres at 29 Bu. Yield, Barley Base 24.6 acres at 37 Bu. yield. Approximately 158 acres planted to "Buckskin" wheat for 2010.
- Price:** \$99,500
- 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

Offered Exclusively By:



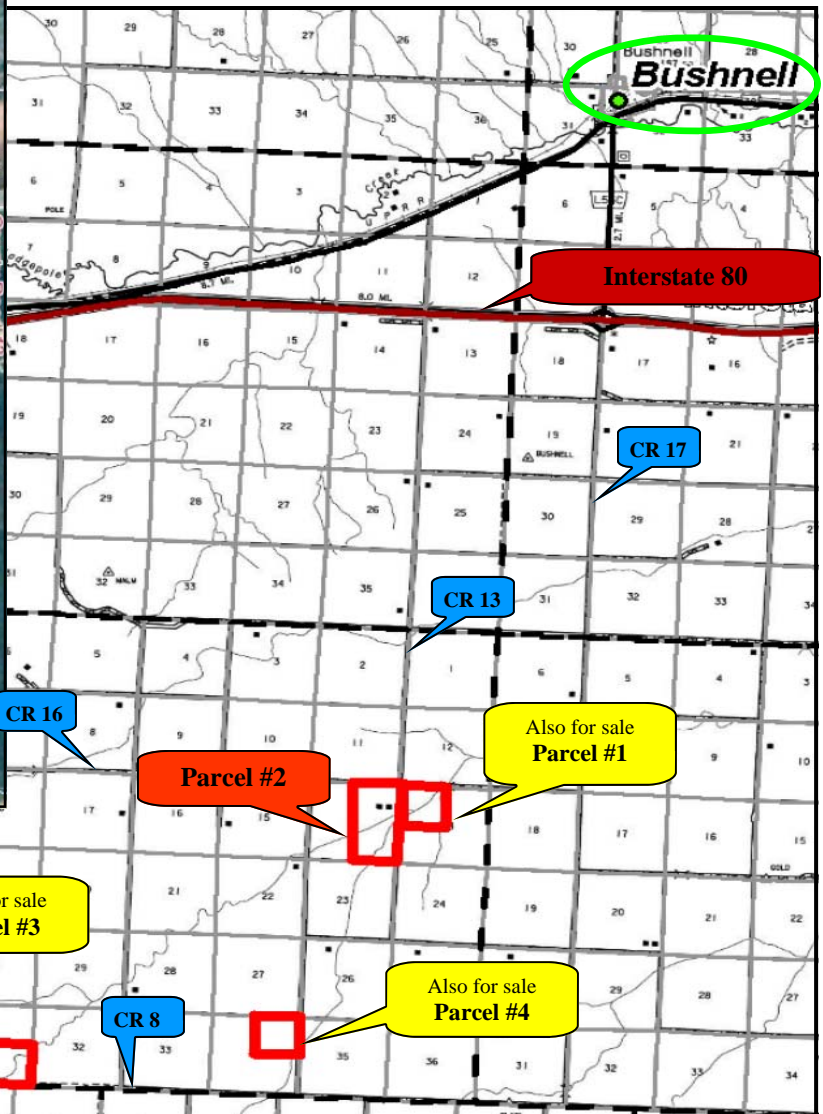
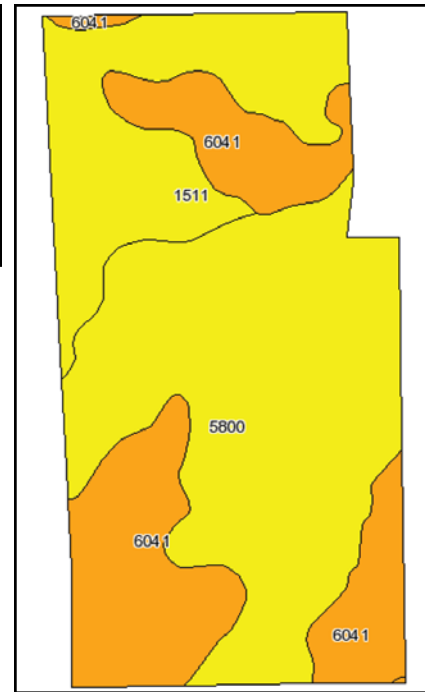
AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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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	Winter wheat
5800	Albinas-Cheyenne loams, rarely flooded		143.6	47.9%	IIIc	IVs	48			
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes		88.3	29.5%	VIe	IVe	16			
1511	Altvan-Satanta fine sandy loams, 1 to 3 percent slopes		67.8	22.6%	IIIe	IIIe	52	5.6	145	40
6032	Tassel-Blanche complex, 9 to 30 percent slopes		0.1	0.0%	VIe		14			
Weighted Average							39.5	1.3	32.8	9



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