

# LAND FOR SALE

## Kimball County Dryland

**SOLD**  
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**Location:**

13 Miles south and 4 miles west of Kimball, Nebraska.

**Legal Description:**

All Section 6-T12N-R56W and W1/2 Section 10-T12N-R57W of the 6th P.M., Kimball County, Nebraska.

**Improvements:**

Section 6 includes and older set of grain bins: 4 bins @ 5,800 bu each, 1 bin @ 2,000 bu.

**Taxed Acres:**

Section 6-T12N-R56W=651 taxed acres; W1/2 Section 10-T12N-R57W=317 taxed acres.

**Taxes:**

2007 real estate taxes: Section 6-\$1,465; W1/2 Section 10-\$689. Total taxes: \$2,154.

**Cropland & FSA Info:**

Section 6-T12N-R56W, Tract #397, 599.6 acres non-irrigated cropland; W1/2 Section 10-T12N-R57W, Tract #398, 315.4 acres non-irrigated cropland. FSA Farm #1799-Wheat base 451 acres at 26 bu/acres; Barley base 88.8 acres at 41 bu/acre; Sunflower base 25.3 acres at 506 lbs/acre.

**Soils:**

Cropland soils consist primarily of Class III, V and VI Brownson-Rosebud-Canyon loams and Tassel-Blanche sandy loams.

**Lease and Growing Crops:**

The property has approximately 334 acres of growing wheat that the buyer shall receive a landlords 1/3 share. The balance of the property is in wheat stubble and millet stubble and the buyer shall receive possession upon closing, subject to tenant's lease in growing wheat.

**Price:**

\$290,000

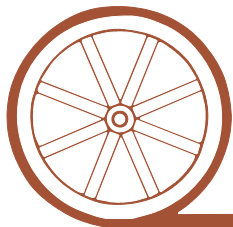
**Comments:**

The non-irrigated cropland on this property is currently in a wheat, millet, and fallow cropping system and has good access from County Road 6.

**Contact:**

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**NORTH PLATTE OFFICE**

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I-80 & US Hwy 83

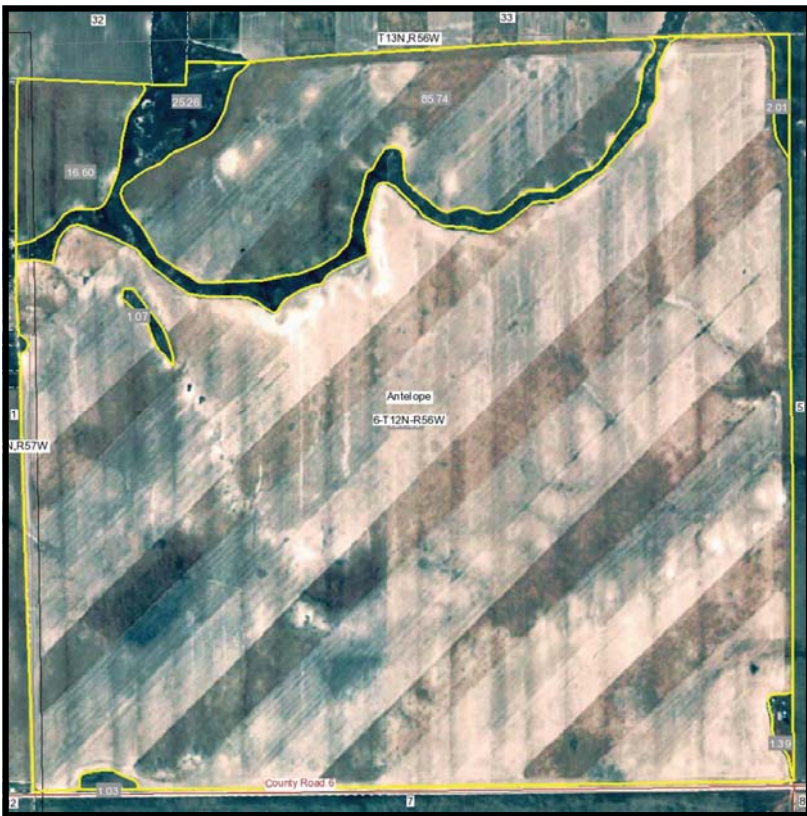
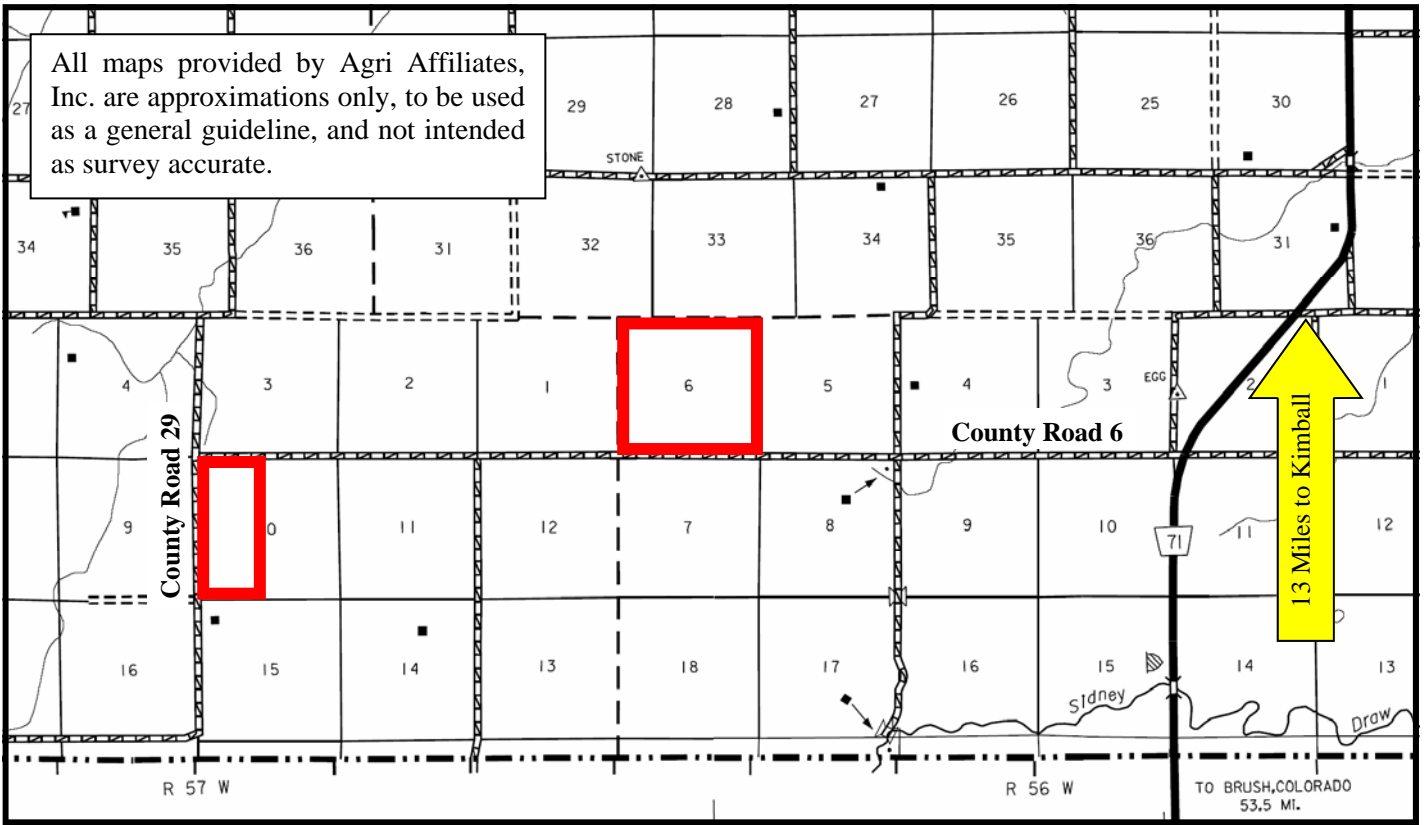
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**(308) 534-9240**

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.

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Section 6



W1/2 Section 10



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