

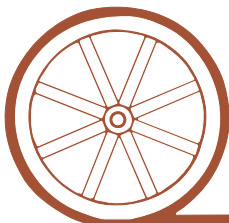
LAND FOR SALE



KIMBALL COUNTY DRYLAND

- Location:** One mile south and 3 miles east of Bushnell, NE – I-80 interchange or 1.5 miles south and 8 miles west of Kimball, NE – I-80 interchange.
- Legal Description:** All Section 14-T14N-R57W of the 6th P.M.
- Acres:** 624.0 Tax Assessed Acres
- Taxes:** 2006 Real Estate Tax payable in 2007: \$1,899.86
- Land Use:** All non irrigated cropland. Has been in wheat, millet, fallow rotation.
- FSA Info:** Kimball County Farm #379. Cropland 608.4 acres, wheat base 296.1 acres with direct yield of 29 bu.
- Soils:** Majority of soil is Tassell-Blanche sandy loams 3-9% slope and Rosebud-Hemingford loams 0-1% slopes with smaller amounts of Rosebud Canyon loams and Lodgepole loam.
- Price:** \$210,000 Cash
- Comments:** Property has excellent access including a billboard lease of \$500 per year.
- Contact:** Mike Polk – Listing Agent (308) 534-9240
Loren Johnson, Bruce Dodson, Duane McClain or Jerry Weaver

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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.