

LAND FOR SALE

Kimball County Dryland Quarter



Location: From the Bushnell, Nebraska I-80 interchange, the property is located 2 miles south on Cty. Rd. 17, then 2 miles west on Cty. Rd. 24, then 2 miles south on Cty. Rd. 13, then 2 miles west on Cty. Rd. 20 to the northeast corner of the property.

Legal Description: NE1/4 Section 4-T13N-R58W of the 6th PM, Kimball County, Nebraska.

Acres: 155.9 tax assessed acres, and designated as 140.9 acres cropland; 11.1 acres grass, and 3.9 acres of roads

Taxes: 2014 taxes payable in 2015 - \$862.90

Land Use: 114 acres of dryland in a summer fallow/wheat rotation; 38 acres in grass; 3.9 acres of roads

Soils: 29.8% Class III; 25.3% Class IV; and 44.9% Class VI. Sandy loam, and loam soils.

Price: \$92,000

Comments: Strip tilled summer fallow/wheat, with county roads on the north and east boundaries. All owned mineral rights pass with the property.

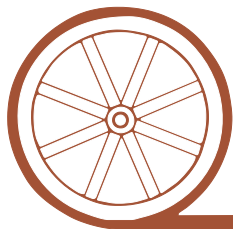
Contact: **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Mike Polk, Roger Luehrs, Chase Dodson, Jerry Weaver,
Don Walker, Tony Eggleston

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson,
Listing Agent

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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

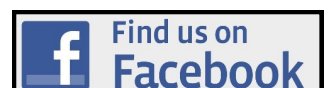
North Platte, NE 69103

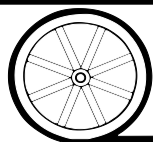
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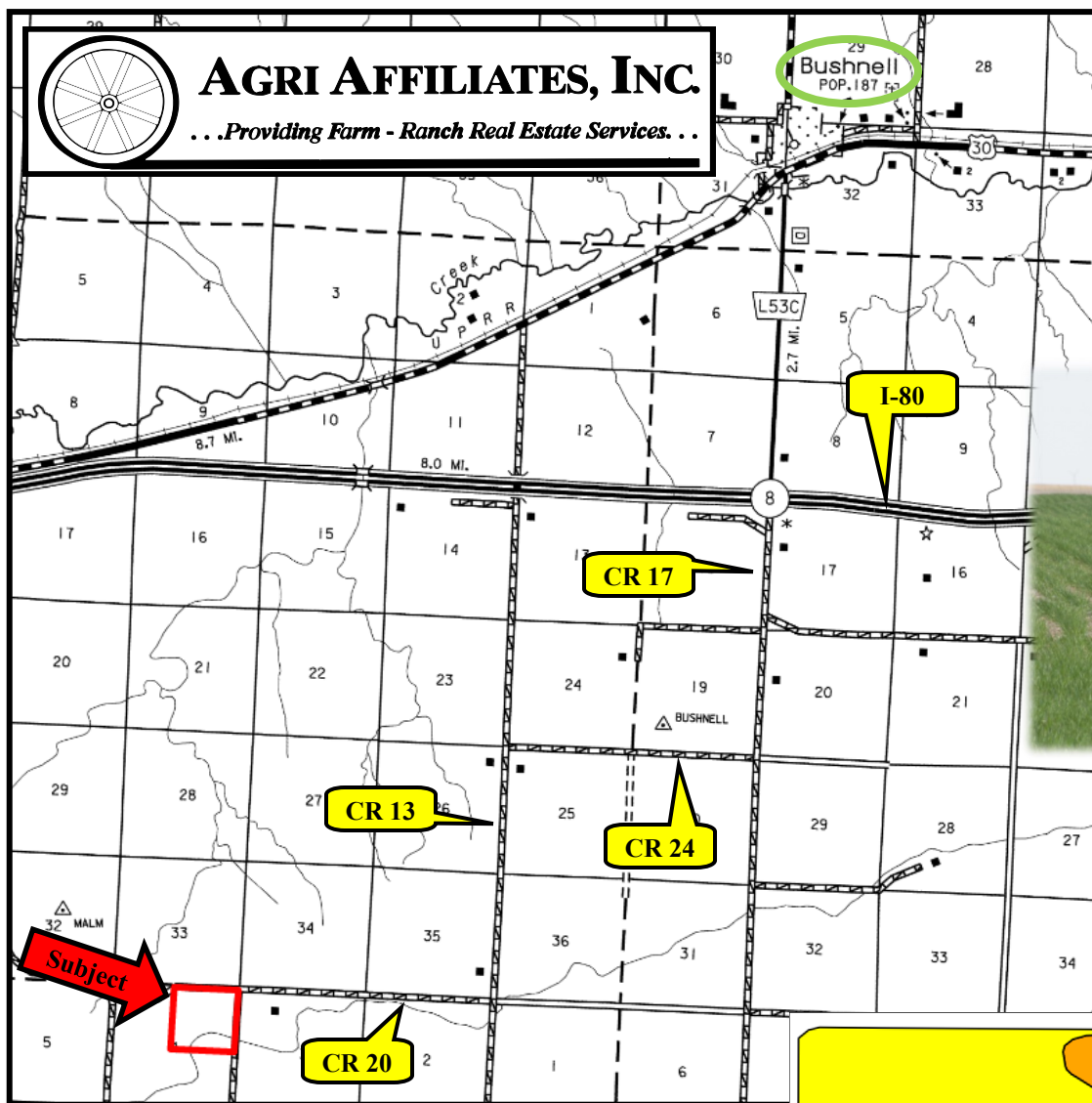
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to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



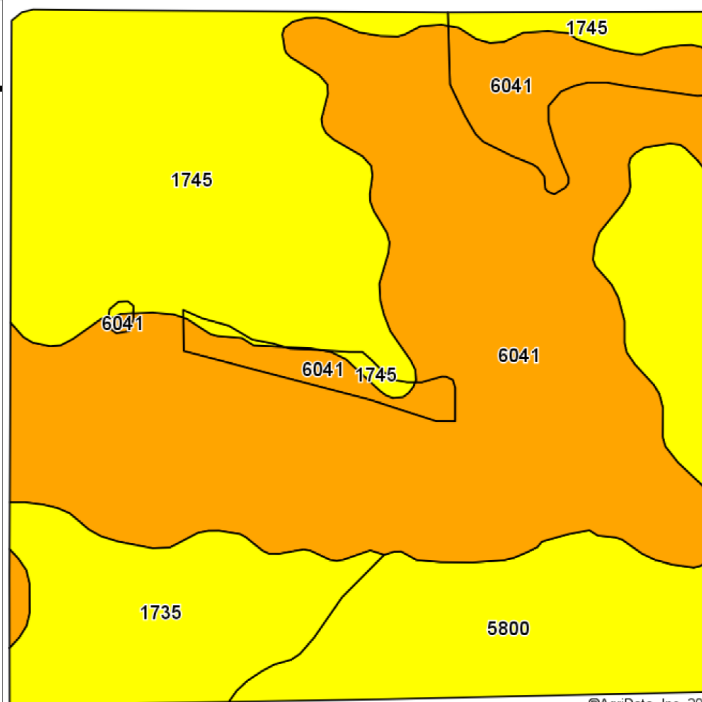


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	72.37	47.0%		Vle	IVe
1745	Rosebud-Tassel sandy loams, 0 to 3 percent slopes	39.18	25.5%		IVs	IIle
5800	Albinas-Cheyenne loams, rarely flooded	26.49	17.2%		IIlc	IIls
1735	Rosebud-Blanche complex, 1 to 3 percent slopes	15.88	10.3%		IIle	IIle