

LAND FOR SALE

Kimball County Mini Ranch



Location:

9 miles north of Bushnell, Nebraska on Road 17 then 3 miles west on Road 52.

Legal Description:

A tract in the Southeast corner of Section 10-T16N-R58W of the 6th P.M., Kimball County, NE.

Acres :

63.398 Tax Assessed Acres

Taxes:

2011 taxes due in 2012 - \$1,468.88

Land Use:

40 acres pasture, 10 acres dryland cropland, 13.4 acre building site and corrals.

House:

1,664 sqft 5 bedroom, 1 bathroom house with 1,014 sqft basement. 3 bedrooms upstairs and 2 bedrooms, living room, dining room, bathroom & kitchen on main floor. Laundry room, furnace (with Central Air) and storage room in the basement.

Improvements:

Large barn with new steel roof, 768 sqft shop with double doors, miscellaneous outbuildings, good corrals with heated waterers and hydrants. 2 - 5,000 Bu grain bins with aeration and fans and one small 500 Bu. Hopper.

Price:

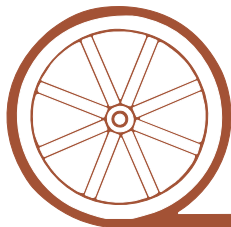
\$100,000.00

Comments:

This is an excellent building site with a very good tree windbreak on the north and west side of the property. There are excellent corrals to house sheep, cattle or horses. The 10 acres of farm ground could provide feed for your animals. There is a county maintained road right to the property.

Contact:

Mike Polk, Listing Agent: 308-539-4446 or email: mike@agriaffiliates.com
Roger Luehrs, Loren Johnson, Bruce Dodson, or Jerry Weaver



Offered Exclusively By:

AGRI AFFILIATES, INC.

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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.

Interior Pictures





New Steel Roof on Barn



Machine Shop



Corrals with windbreak on North & West



Open Front Shed



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