

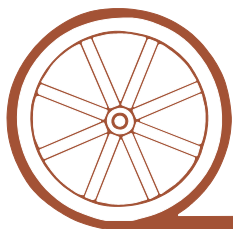
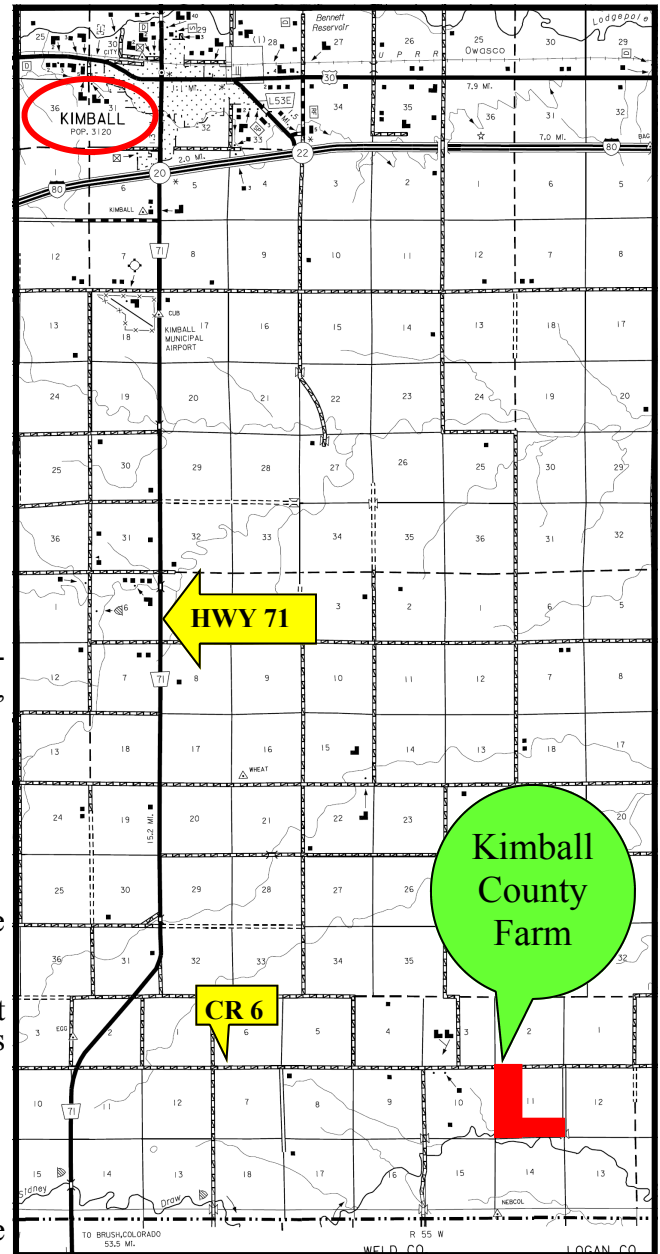
# LAND FOR SALE

## Kimball County Farm



- Location:** From Kimball, Nebraska - 14 miles south on Hwy. 71 to CR 6, then 6 miles east on the south side
- Legal Description:** W1/2 and S1/2SE1/4 of Section 11 - T12N - R55W of the 6th P.M., Kimball County, Nebraska.
- Acres:** 390 tax assessed acres.
- Taxes:** \$1,563.64 for 2009
- Land Use:** 360.7 acres expired CRP grassland, balance in pasture.
- FSA Info:** 178.9 acres wheat base at 29 bushels direct yield. 11.4 acres barley base at 45 bushels direct yield. Farm # 1129 - Tract #854.
- Price:** \$136,500 (\$350/acre)
- Comments:** This property is less than 2 miles from the Colorado wind farm.

**Contact:** Jerry Sloan Listing Agent—308-631-5520—[jsloan@agriaffiliates.com](mailto:jsloan@agriaffiliates.com)  
Roger Luehrs—308-631-2506, Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240.



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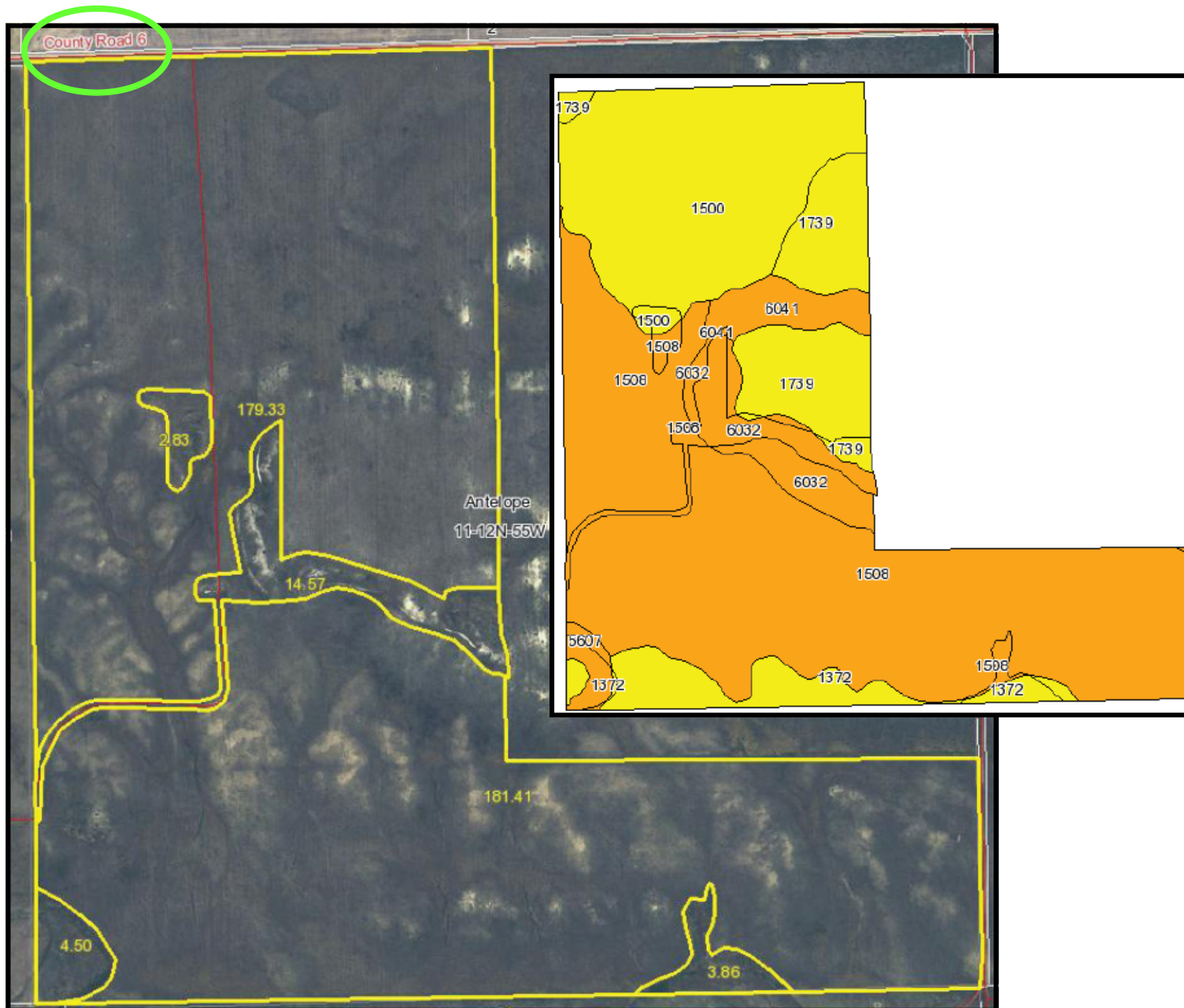
**(308) 633-5505**

Fax (308) 633-5507

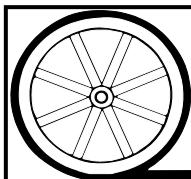
**NORTH PLATTE OFFICE**

**(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.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Barley	Millet	Oats	Safflower	Sorghum hay	Winter wheat
1508	Altvan-Eckley complex, 3 to 9 percent slopes	203.1	52.5%		Vs	IVe	35	14	10	15			14
1500	Altvan fine sandy loam, 1 to 3 percent slopes	84.7	21.9%		IIle	IIle	44						
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	39.9	10.3%		IVs	IIle	5	20	14	21	0.4	1	20
6032	Tassel-Blanche complex, 9 to 30 percent slopes	22.2	5.7%		Vle		14						
1372	Chappell-Bayard-Broadwater complex, 0 to 2 percent slopes	21.5	5.6%		IVw	IIle	25	17	11	18		0.6	14
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	10.9	2.8%		Vle	IVe	16						
5607	Broadwater loamy sand, channeled, occasionally flooded	4.2	1.1%		VIw		15						
Weighted Average								31.3	10.4	7.3	11	0	10.2



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