

# LAND FOR SALE

## KIMBALL DRYLAND SECTION



**Location:** 5 miles north of Kimball, Nebraska on Hwy. 71, then 5 miles east on Cty. Rd. 46 to NW corner of the property.

**Legal Desc.:** All of Section 31-T16N-R54W of the 6th P.M., Kimball County, NE

**Acres/Taxes:** 621.69 tax assessed acres; 2020 taxes payable in 2021 \$3,402.16

**Land Use:** Currently strip farmed with alternating strips planted to wheat, millet and corn on the north half and millet on the south half. There is approximately 35 acres of grass ridge through the middle of the section.

**FSA Info:** 612.44 Cropland Ac.; 349.37 ac. wheat base @ 29 bu. yield, 5.83 ac. corn base @ 94 bu. yield.

**Soils:** 38.9% class II & III soils; 44.8% class IV soils & 16.4% class VI soils

**Price:** \$350,000

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Tony Eggleston, Co-Listing Agent

Roger Luehrs, Don Walker, Bruce Dodson, Chase Dodson, Brad Atkins



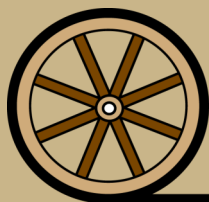
Mike Polk  
Co-Listing Agent



Logan Woodward  
Co-Listing Agent



Tony Eggleston  
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*Providing Farm - Ranch Real Estate Services*

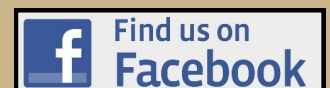
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**NORTH PLATTE OFFICE**

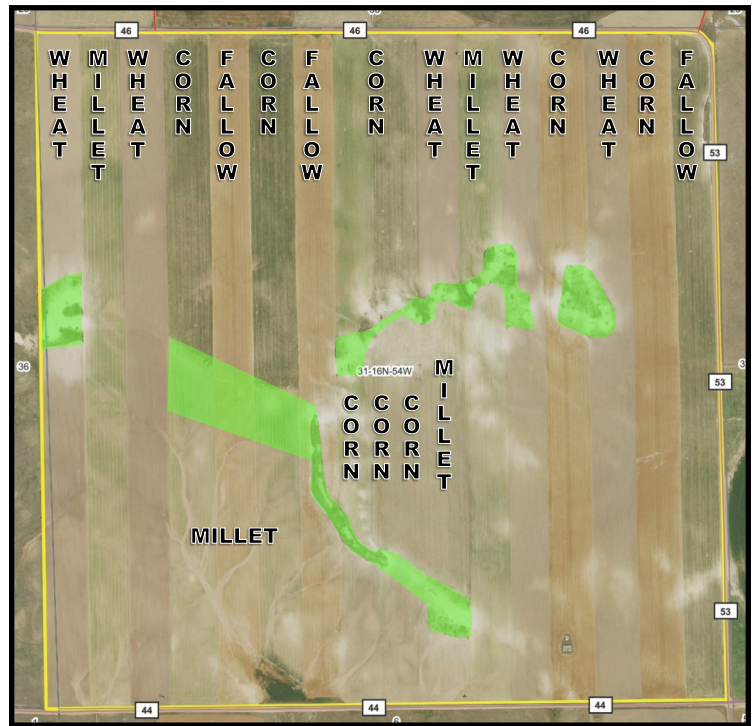
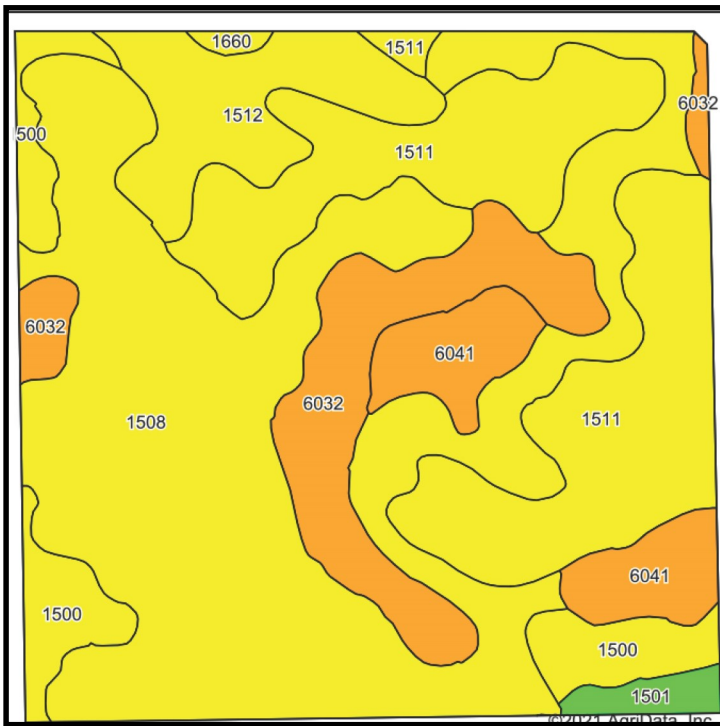
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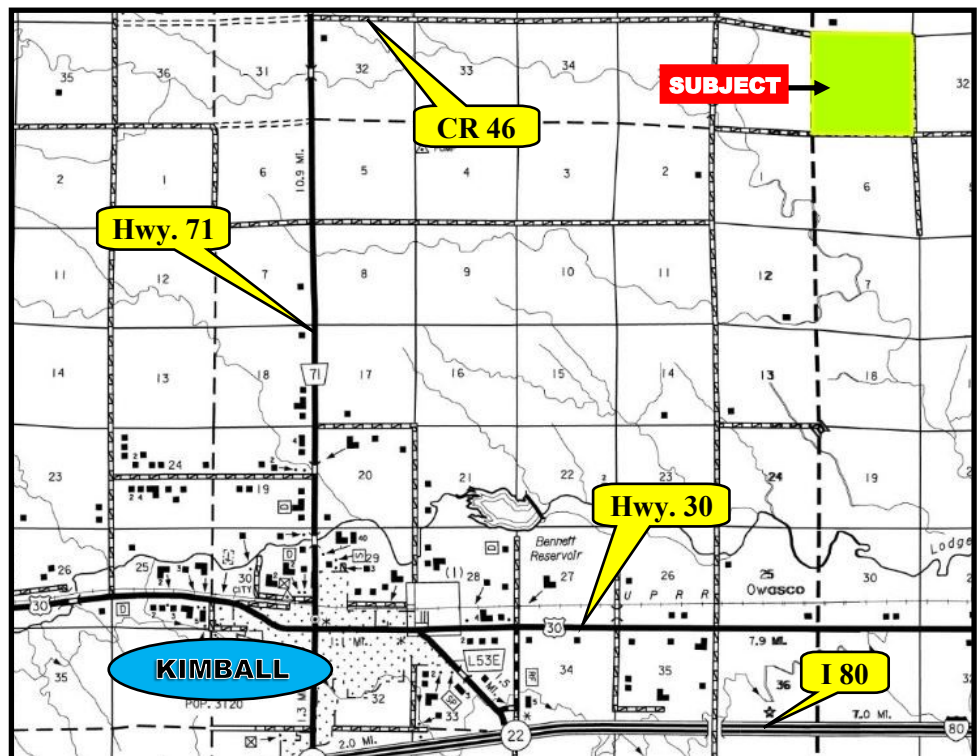
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Area Symbol: NE105, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Winter wheat fallow
1508	Altvan-Eckley complex, 3 to 9 percent slopes	278.08	44.7%		IVe	IVe	1360	35	55	14
1511	Altvan-Satanta fine sandy loams, 1 to 3 percent slopes	146.89	23.6%		IIIe	IIIe	1370	52	114	31
6032	Tassel-Blanche complex, 9 to 30 percent slopes	67.10	10.8%		VIs		1215	14		
1512	Altvan-Satanta loams, 0 to 1 percent slopes	44.48	7.2%		IIIc	IIIs	1385	46	127	34
1500	Altvan fine sandy loam, 1 to 3 percent slopes	40.39	6.5%		IIIe	IIIe	1500	44	106	29
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	35.83	5.8%		VIe		1280	16	29	7
1501	Altvan loam, 0 to 1 percent slopes	7.17	1.2%		IIc	IIIs	1285	57	122	32
1660	Lodgepole loam, occasionally ponded	1.99	0.3%		IIIW	IVW	1800	26	120	28
Weighted Average							1353.5	37.3	70.9	18.8



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