

# LAND FOR SALE

## KIMBALL DRYLAND 1/4

162 Acres - South of Kimball in Kimball County, Nebraska

LOCATION: 10 miles south of Kimball, Nebraska on Hwy. 71 & 4-1/2 miles east on CR 12.

LEGAL DESCRIPTION: SE1/4 Section 24-T13N-R55W of the 6th P.M., Kimball County, Nebraska

TAXES & ACRES: 162.34 Tax Assessed Acres - 2020 taxes payable in 2021: \$768.42

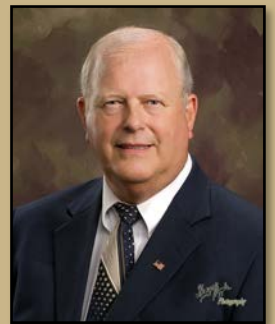
PRICE: \$85,000.00

LAND USE: Currently strip farmed to wheat and millet.

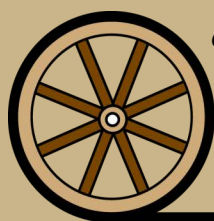
FSA INFORMATION: 159.94 Cropland Ac.; 126.70 ac. wheat base @ 28 bu./ac. PLC yield;

SOILS: 6.6% Class III Rosebud-Hemingford soils; 93.4% Class VI Tassel-Blanche & Brownson-Rosebud-Canyon loams

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



**Mike Polk**  
Listing Agent  
308.539.4446

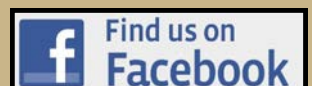


*Offered Exclusively By:*

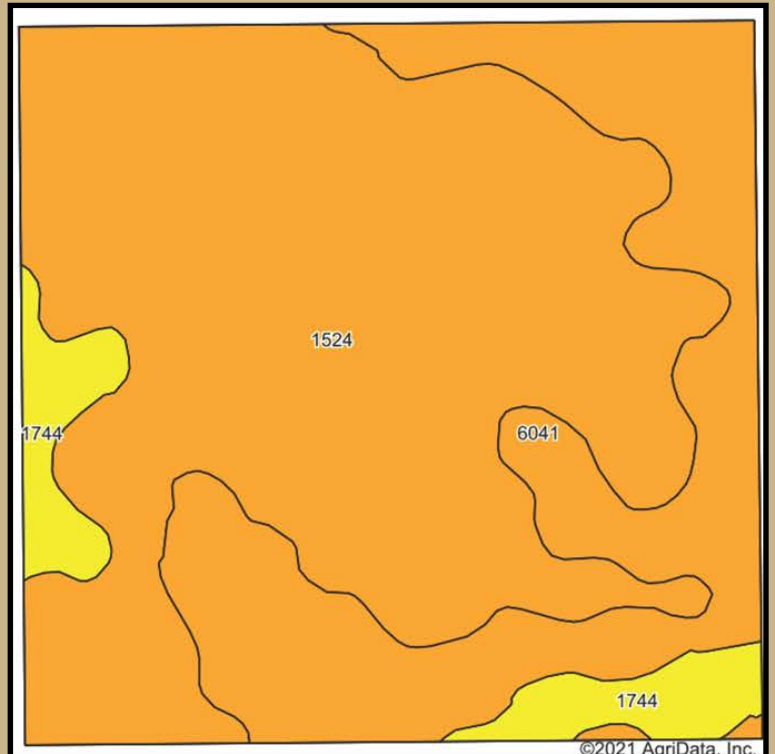
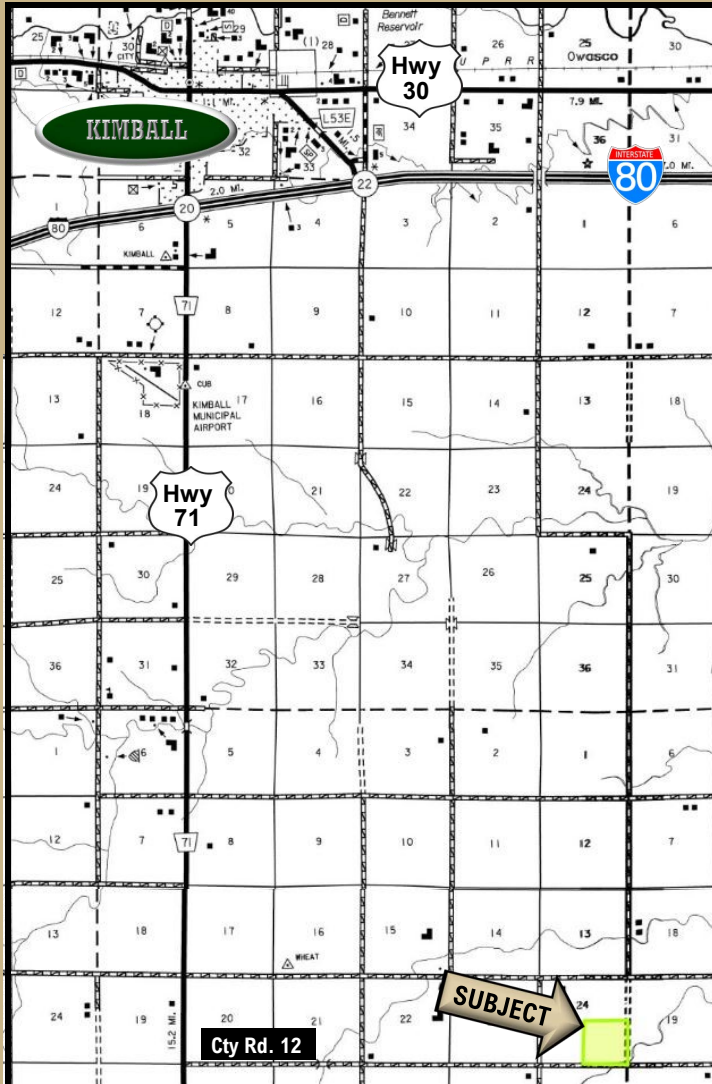
**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

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# MAPS



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
1524	Brownson-Rosebud-Canyon loams, 0 to 3 percent slopes	103.69	64.7%		Vls		1048	17	39	10
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	45.83	28.6%		Vle		1280	16	29	7
1744	Rosebud-Hemingford loams, 0 to 1 percent slopes	10.75	6.7%		IIIc	IIIs	1265	39	117	31
Weighted Average							1128.9	18.2	41.4	10.6