## LAND FOR SALE



# Excellent Location with Highway 71 Frontage!



Bonnie Downing, ARA

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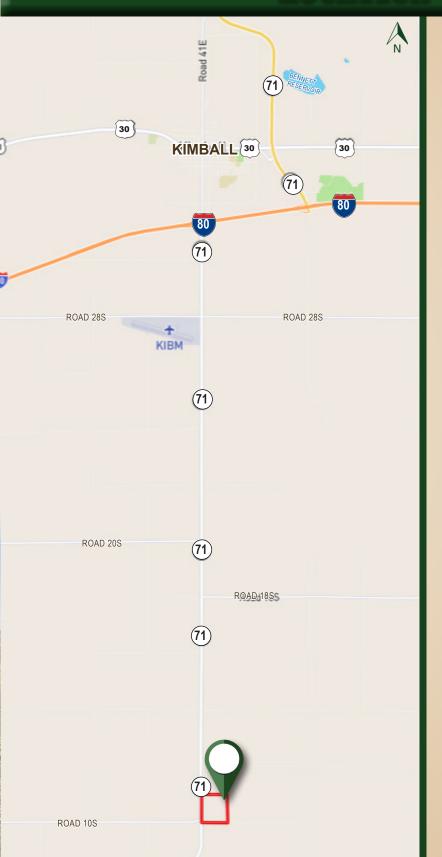
### PROPERTY INFORMATION

LEGAL DESCRIPTION:	SW1/4 of Section 29-T13N-R55W  *West of the 6th P.M. in Kimball County, NE
LOCATION & ACCESS:	Located 11 miles south of Kimball. Legal and physical access to the property via paved State Highway 71, which borders the west side of the property.
ACRES & TAXES:	154.298 Tax-Assessed Acres 2022 Taxes payable in 2023: \$819.04
NRD:	South Platte Natural Resource District
FSA:	Farmland - 153.51  Cropland - 153.51  Wheat - 75.5 ba. ac. PLC Yield - 30  Barley - 5.9 ba. ac. PLC Yield - 37
SOILS:	Consist of mainly 37% Class III Rosebud-Hemingford loams, 0-1% slopes; 43.6% Class VI Brownson-Rosebud-Canyon loams, 0-3% slopes; and 19.4% Class VI Tassel-Blanch sandy loams, 0-9% slopes.
LEASES:	Existing farm lease.
PRICE:	\$135,000.00

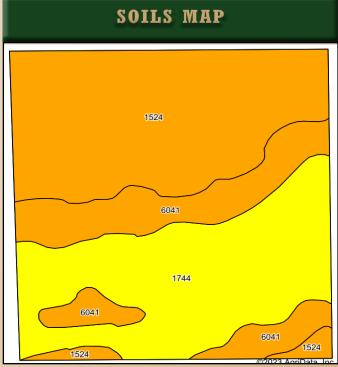




## LOCATION & MAPS













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