

# LAND FOR SALE

**SOLD**  
Kimball County  
Non-Irrigated & CRP

View our Current Listings  
[HERE!](#)



**Location:** 3 miles south of the Bushnell, NE I-80 exit on CR 17 to CR 12. From this intersection, this property is west of CR 17 and south of CR 12.

**Legal Description:** East ½ of Section 30-T13N-R57 West of the 6<sup>th</sup> P.M., Kimball County, Nebraska.

**Acres:** 323 taxed acres

**Taxes:** 2008 real estate taxes: \$961.36

**Cropland & FSA Info:** FSA farm # 2451, tract 1112. Total FSA cropland is 289.2 acres: with 207.6 acres non-irrigated and 81.6 acres in Tree CRP until fall of 2018. Annual CRP payment is \$3,308. Wheat base is 143.8 acres and 28 bushel yield. Sunflower base is 15.4 acres and 506 # yield. Total base acres – 159.2.

**Soils:** Cropland soils consist primarily of Class II, III and IV Rosebud loam, Rosebud-Canyon loam, and Rosebud-Hemingford loam. Balance is Class VI Tassel-Blanche sandy loam.

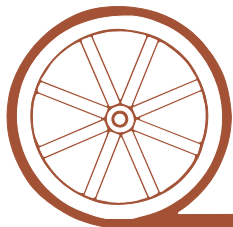
**Lease & Growing Crops:** The property has approximately 100 acres of planted wheat that the buyer shall receive a landlords 1/3 share.

**Price:** \$ 145,000 Cash

**Comments:** The non-irrigated cropland on this property was in millet in 2008 and approximately 100 acres was planted to wheat after the millet harvest.

**Contact:** **Jerry Sloan**, Listing Agent—308-631-5520—jsloan@agriaffiliates.com  
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

*...Providing Farm - Ranch Real Estate Services. . .*

**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

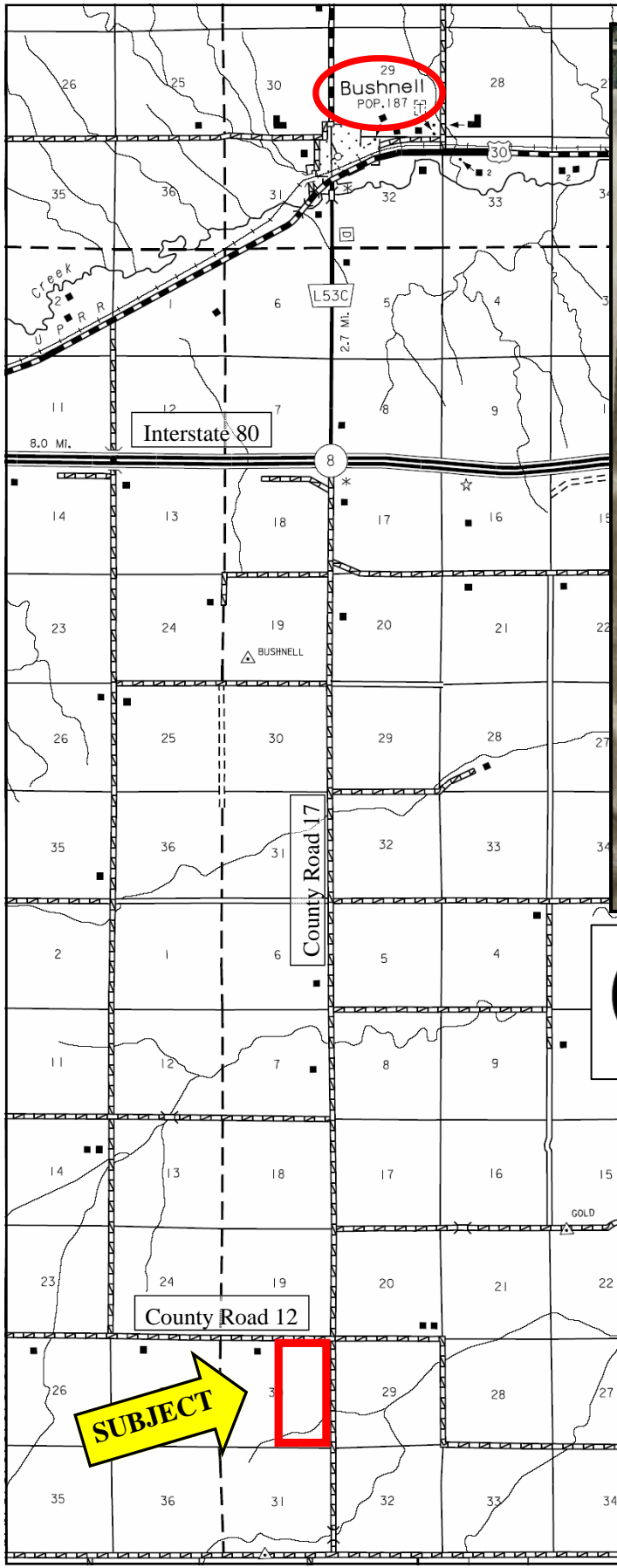
North Platte, NE 69103

www.agriaffiliates.com

**(308) 534-9240**

Telecopier (308) 534-9244

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.



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



All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.