

# LAND FOR SALE

## KIMBALL COUNTY DRYLAND



**Location:** 9 miles south of Kimball, Nebraska on the NE corner of Hwy. 71 and Cty. Rd. 14.

**Legal Desc.:** SW1/4 Section 17-T13N-R55W of the 6th P.M., Kimball County, NE

**Acres/Taxes:** 157.31 tax assessed acres; 2020 taxes payable in 2021 \$869.54

**Land Use:** Entirely Dry Cropland

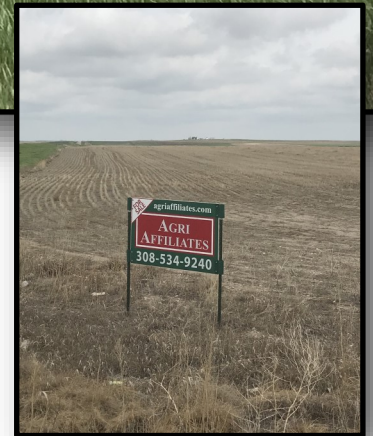
**FSA Info:** 156.89 Cropland Ac.; 117.1 ac. wheat base with 29 bu/ PLC yield.

**Soils:** 56.6% Rosebud-Hemingford & Canyon loams & balance in Brownson-Rosebud Canyon loams and Tassel-Blanche sandy loams

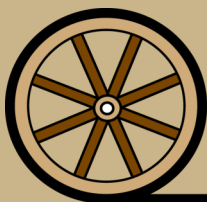
**Price:** \$89,000

**Comments:** Currently 1/2 planted to winter wheat & 1/2 fallow.

**Contact:** Mike Polk - 308.539.4446 - [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Roger Luehrs, Don Walker, Bruce Dodson, Chase Dodson, Brian Reynolds, Brad Atkins, Tony Eggleston



Mike Polk  
Listing Agent  
308-539-4446

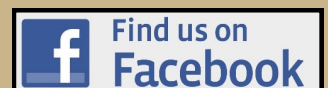


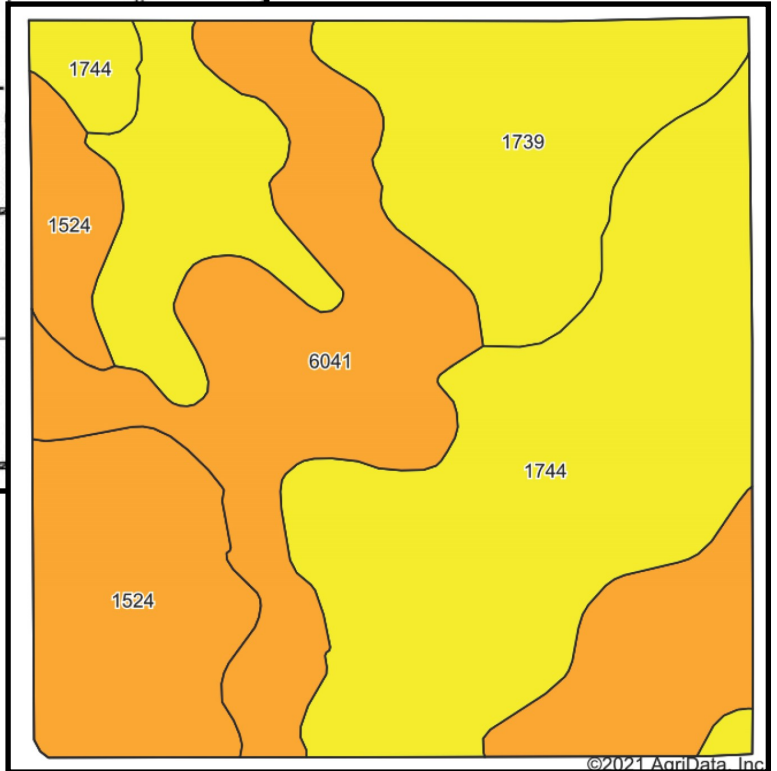
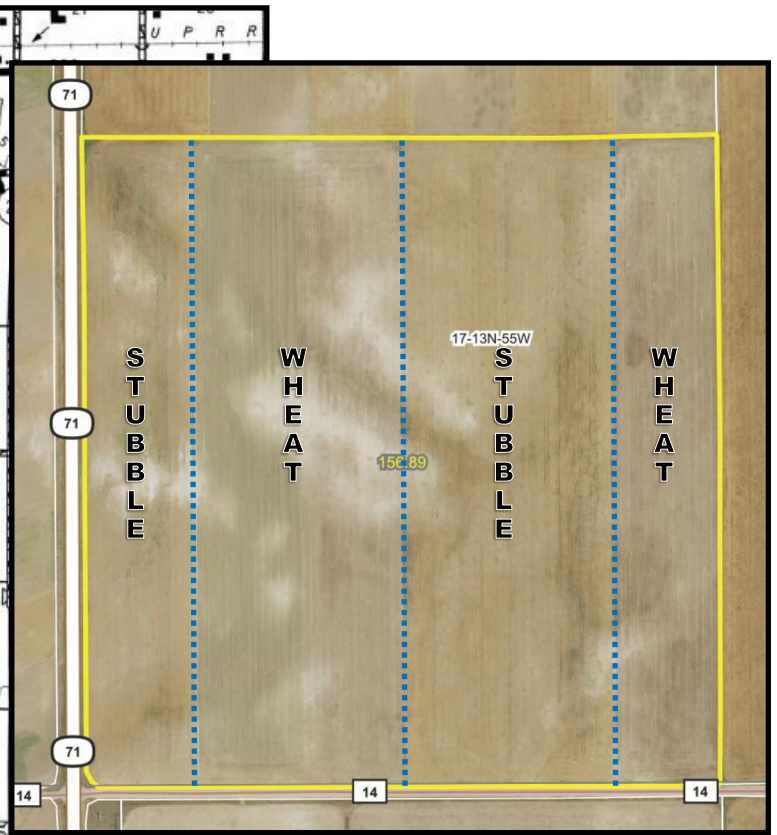
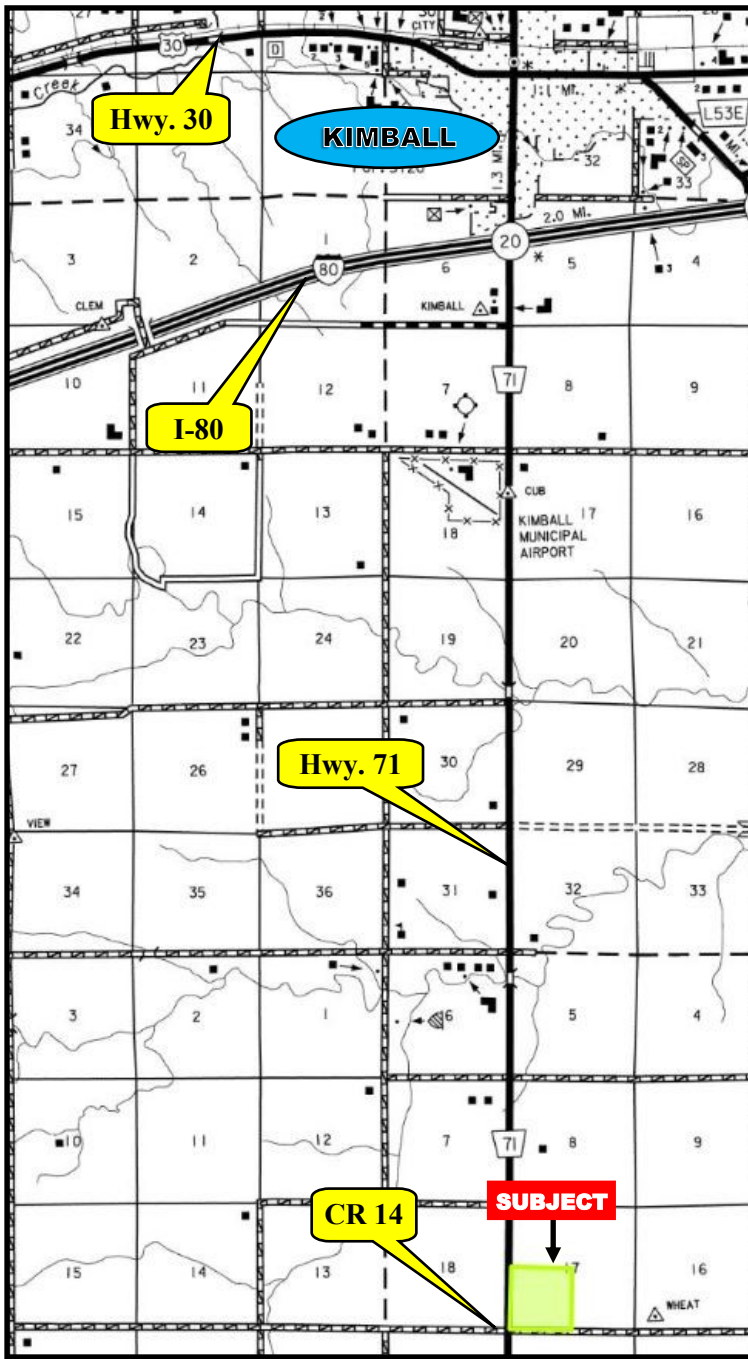
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Area Symbol: NE105, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat fallow
1744	Rosebud-Hemingford loams, 0 to 1 percent slopes	51.22	32.6%		IIIc	IIIs	4	117	31
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	37.63	24.0%		IVe	IIIe	3	81	21
1524	Brownson-Rosebud-Canyon loams, 0 to 3 percent slopes	35.42	22.6%		Vs	IIIe	1	39	10
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	32.62	20.8%		Vle	IVe	1	29	7
Weighted Average							2.5	72.5	18.9