

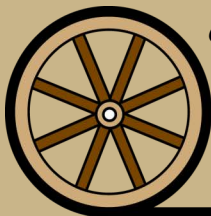
# LAND FOR SALE

## SW KIMBALL QUARTER

156 Acres Dry Cropland - South of Kimball, Nebraska



**Mike Polk**  
*Listing Agent*  
308.539.4446



*Offered Exclusively By:*

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

**NORTH PLATTE OFFICE**  
PO Box 1166 - 401 Halligan Dr.  
North Platte, NE 69103  
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**(308) 534-9240**

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# Productive Dryland - Kimball County

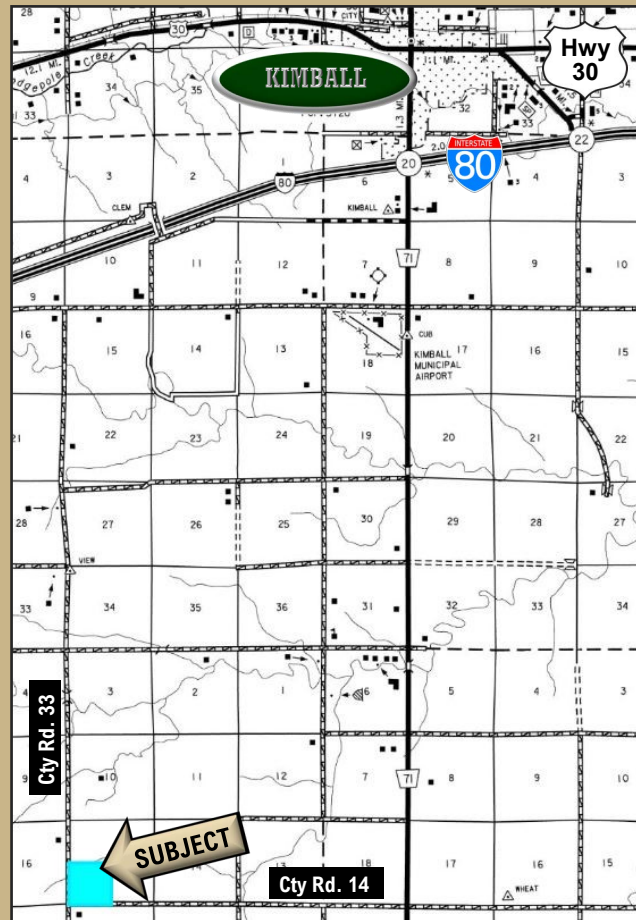
**LOCATION:** 9 MILES SOUTH OF Kimball/I-80 Interchange and 3-1/2 miles west on CR 14. CR 33 on the west boundary.

**LEGAL DESCRIPTION:** SW1/4 Section 15-T13N-R56W of the 6th P.M., Kimball County, Nebraska

**TAXES & ACRES:** 156.57 Tax Assessed Acres - 2020 taxes payable in 2021: \$761.02

**PRICE:** \$82,000.00

**LAND USE:** Currently strip farmed with alternating strips of millet & winter wheat.

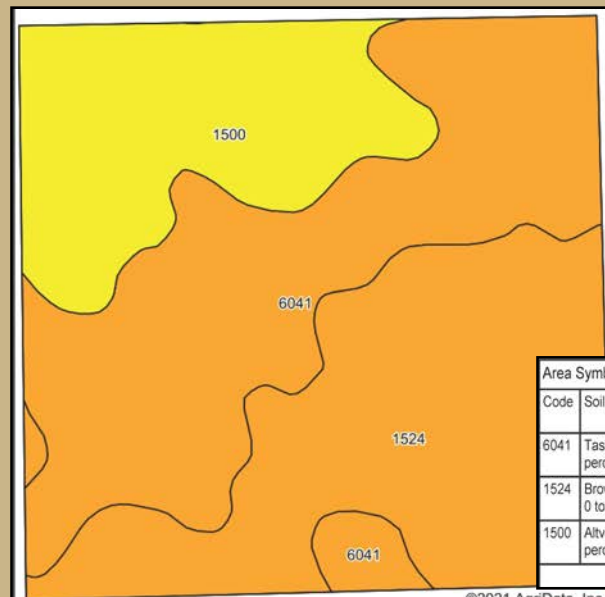


**FSA INFORMATION:** 153.74 ac. DCP Cropland; 89.97 ac. wheat base @ 29 bu./ac. PLC yield

**SOILS:** 22.8% Class III, Altvan fine sandy loam, 77.2% Class VI Tassel-Blanche and Brownson-Canyon loams

**COMMENTS:** Great access with County Road 33 on the west boundary.

**CONTACT:** Mike Polk - 308.539.4446 - mike@agriaffiliates.com  
Roger Luehrs, Don Walker, Bruce Dodson, Chase Dodson, Brian Reynolds



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 Bu	Winter wheat fallow Bu
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	62.44	40.0%		Vle		1280	16	29	7
1524	Brownson-Rosebud-Canyon loams, 0 to 3 percent slopes	57.46	36.8%		Vls		1048	17	39	10
1500	Altvan fine sandy loam, 1 to 3 percent slopes	36.34	23.3%		Ille	Ille	1500	44	106	29
Weighted Average					5.30	0.70	1245.8	22.9	50.6	13.2