

LAND FOR SALE

318.88+/- Acres • Kimball County, Nebraska

Offered at \$191,328

Highlights:

- Type II and III soils
- Three crop rotation
- Well managed soils by previous tenant

Property Location: Approximately 11 miles south on Highway 71 from Kimball, Nebraska to CR 12. Head east 6 miles on CR 12 to the northwest corner of the property.



A-18720



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Coy Fisher, Farm Manager/Agent
Sidney, Nebraska

Business: (307) 630-1318

CFisher@FarmersNational.com

www.FarmersNational.com/CoyFisher



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Legal Description: W½, except 1.0 acre located in the SW¼SW¼, of Section 29, Twp 13N, Range 54W of the 6th P.M. Kimball County, Nebraska.

Property Description: This half section of dryland tillable ground is an average producing piece of ground located in Kimball County, Nebraska. This property has been well managed over the years by the current tenant while working it into a three crop rotation of Fall, Spring, and Summer Fallow. With good access via County Road 12, this property is a great investment property or a good size tract to add to your current operation.

Farm Data:

Cropland 316.86 acres
 Roads 2.02 acres
 Total 318.88 acres

FSA Information:

	Base	Yield
Wheat	172.2 acres	29 bushels

2019 Taxes: \$1,615.26

Price: \$191,328.00



Aerial Photo

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	48.9	15.31	3e
1524	Brownson-Rosebud-Canyon loams, 0 to 3 percent slopes	176.5	55.26	6s
1500	Altvan fine sandy loam, 1 to 3 percent slopes	1.3	0.4	3e
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	92.7	29.03	6s
TOTALS		319.4	100%	5.53

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.