

LAND FOR SALE

319.3+/- Acres • Kimball County, Nebraska
Price Reduced to \$879,000

Highlights:

- Updated well work with new bowls, nozzle package, and maintained pivots
- Great investment property to add to your land portfolio!
- Productive soils



A-19361-2

Property Location: Nine miles north of Bushnell, Nebraska, on County Road 17.



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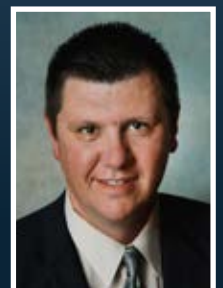
www.FarmersNational.com



For additional information, please contact:

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Property Information

Legal Description: East Half (E1/2) of Section 7-T16N-R57W of the 6th P.M.

Property Description: Productive Kimball County pivot irrigated farm with a total of 254.26+/- irrigated acres and 42.41+/- dryland acres containing 265.65 certified irrigated acres with Class II soils on average. Two pivot systems supplied by one 800 GPM well and two supplemental submersible wells to supply the farm. This farm works well with crop rotations of corn, dry beans, and wheat. Full possession and open to farm in 2024. There is an established shelter belt on the north side of the property allowing for good protection of livestock and wildlife. Great addition to an existing operation or as a farmland investment.

Equipment Information: (1) 9-tower and (1) 8-tower pivots. 125 HP electric motor, 1 turbine pump, and 2 submersible wells. New bowls on turbine well along with new motors on both supplemental wells in 2022.

Farm Data:

Cropland 296.67 acres
 Non-crop 22.63 acres
 Total 319.30 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	177.13 acres	77 bushels
Wheat	7.77 acres	39 bushels

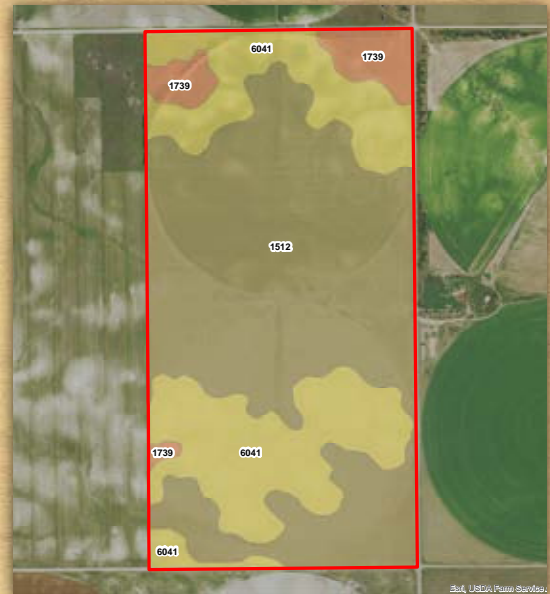
2022 Taxes: \$7,648.00

Price Reduced: \$879,000

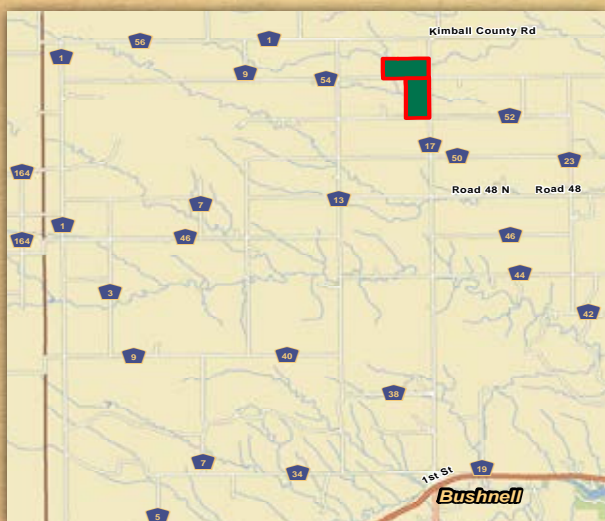
Aerial Photo



Soil Map



Location Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
1512	Altvan-Satanta loams, 0 to 1 percent slopes	IIIc	IIIs	46	195.9
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	VIIe		16	106.3
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	IIIe	IIIe	5	18.4
TOTAL				33.7	320.6

