

LAND FOR SALE

155+/- Acres • Kimball County, Nebraska
Offered at \$76,625

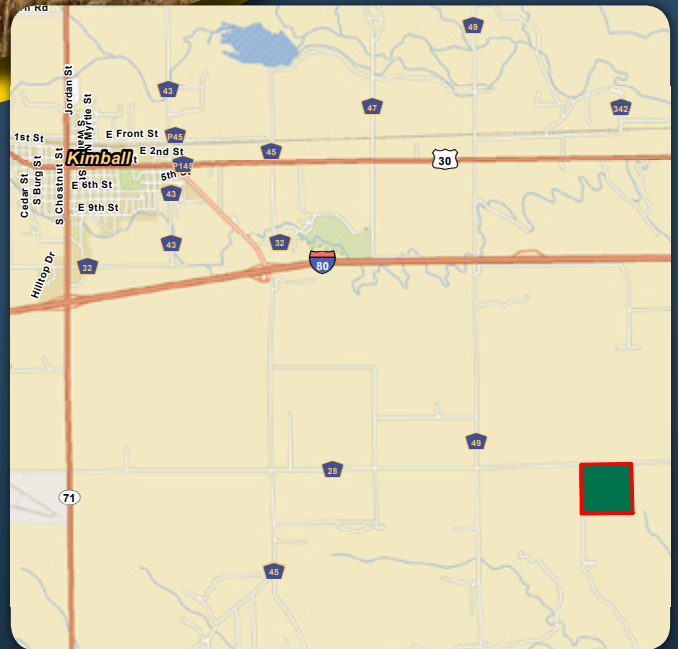
Highlights:

- Southeastern Kimball County dryland farm
- Great production potential
- Buyer to receive Owner's share of growing wheat
- *Great expansion or investment opportunity!*

L-1800778

Property Location: The property is located three miles south of Kimball, Nebraska on Highway 71 and five miles east on County Road 28.

Legal Description: NW $\frac{1}{4}$ of Section 18, Township 14 North, Range 54 West of the 6th P.M., Kimball County, Nebraska.



For additional information, please contact:

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Property Information

Property Description: Productive dryland farm located in Kimball County, Nebraska. The farm is comprised of 155± acres of tillable cropland on Class I and II soils with a nearly level to gently rolling topography. Buyer will receive the Sellers one-third share of growing wheat. Access to the farm is via county maintained gravel roads. ***This is a great opportunity for investment or expansion!***

Farm Data:

Cropland 155.30 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	75.7 acres	30 bushels

2018 Taxes:

\$934.94 or \$6.03 per acre

Price: \$76,625

Aerial Photo



Soil Map



Information provided was obtained from sources deemed reliable, but 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 acting as Agents for the Seller.

MAP		NON IRR	IRR		
SYMBOL	NAME	LCC	LCC	SRPG	ACRES
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	IIIe	IIIe	5	69.0
1512	Altvan-Satanta loams, 0 to 1 percent slopes	IIIc	IIIs	46	46.8
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	VIe		16	39.5
TOTAL				20.1	155.3