

# LAND FOR SALE

## Kimball County Pasture



**Location:**

9 miles northwest of Bushnell, Nebraska on County Road 1 or 4 1/2 miles northeast of Pine Bluffs, Wyoming.

**Legal  
Description:**

W1/2 Section 19-T15N-R58W and All Section 24-T15N-R59W of the 6th P.M., Kimball County, Nebraska.

**Acres:**

940.404 tax assessed acres

**Taxes:**

2015 taxes payable in 2016 - \$4,534.74

**Land Use:**

Property is entirely rangeland.

**Water:**

It is watered by two windmills and tanks and one large stock dam.

**Price:**

~~\$600,000~~ **Price Reduced \$545,000**

**Comments:**

This is an excellent piece of grass with good county road access just 4 miles north of Nebraska's I-80 Interchange #1. There is excellent grass cover with 237 acres that just came out of CRP.

**Contact:**

**Mike Polk; Co-Listing Agent**

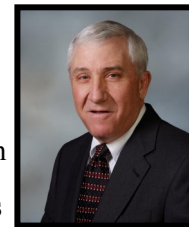
**308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**

**Roger Luehrs; Co-Listing Agent**

**308-631-2506 or [roger@agriaffiliates.com](mailto:roger@agriaffiliates.com)**

Bruce Dodson, Jerry Weaver, Chase Dodson, Tony Eggleston

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**

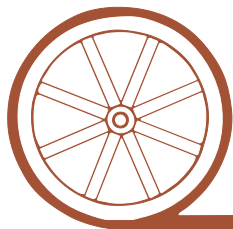


**Roger Luehrs,**  
Co-Listing Agent



**Mike Polk,**  
Co-Listing Agent

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

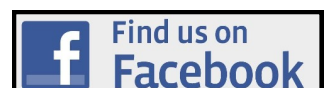
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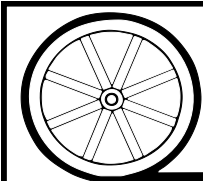
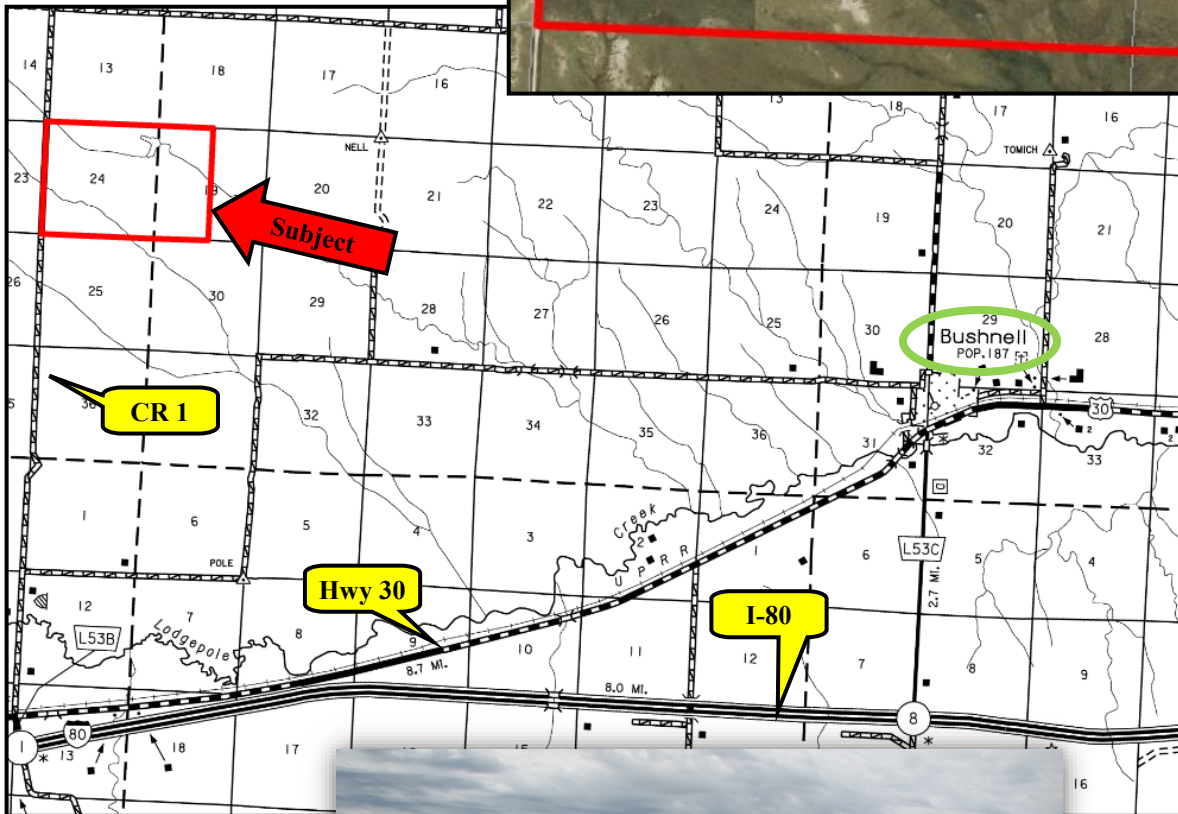
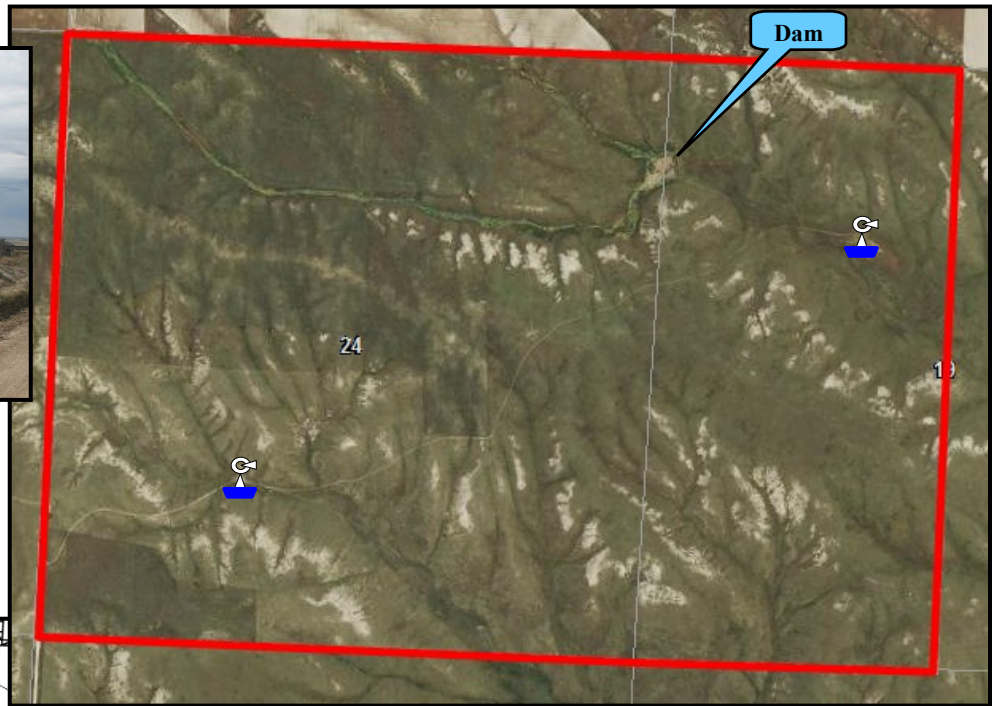
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

Fax (308) 534-9244

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