

# LAND FOR SALE

## Bushnell CRP



- Location:** 6 miles north of Bushnell, Nebraska and 4 miles west on the southwest corner of County Road 9 and County Road 46.
- Legal Description:** All Section 33-T16N-R58W of the 6th P.M., Kimball County, Nebraska.
- Acres:** 626.489 tax assessed acres
- Taxes:** 2014 taxes payable in 2015 - \$3,506.10
- Land Use:** 568.5 acres in CRP thru 2020; Annual Payment of \$16,632. Balance in grass and an old building site.
- Soils:** 57.8% Class III Altvan, Altvan –Satanta fine sandy loams, 31.1% Class IV Altvan-Eckley Complex & 11.1% Eckley & Altvan soils; 9-50% slope.
- Price:** \$370,000
- Comments:** This property has very good cover and has excellent county road access on two side of it.
- 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, Tony Eggleston, Jerry Weaver,  
Chase Dodson, Don Walker

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

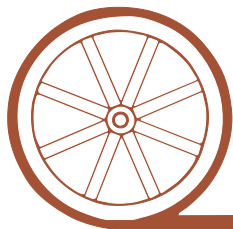


**Roger Luehrs,**  
Co-Listing Agent



**Mike Polk,**  
Co-Listing Agent

*Offered Exclusively By:*



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**NORTH PLATTE OFFICE**

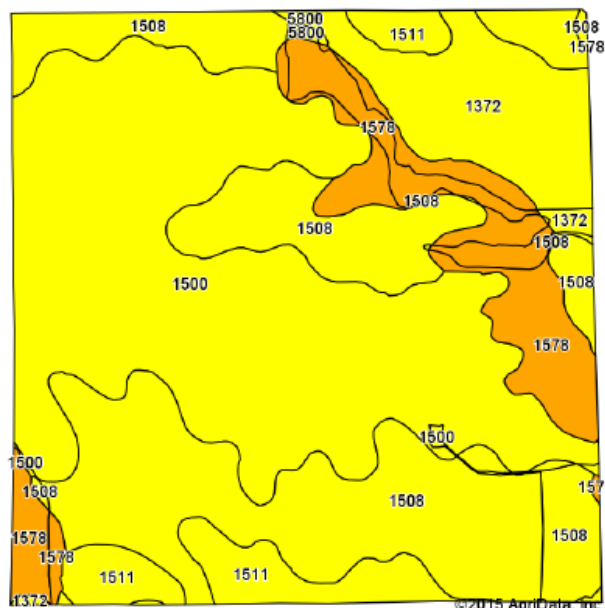
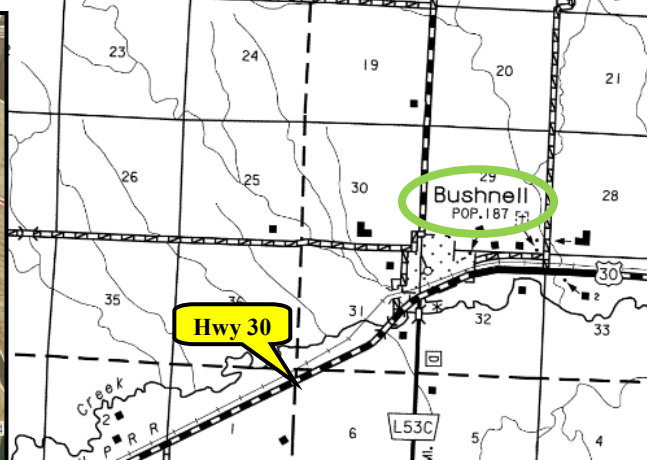
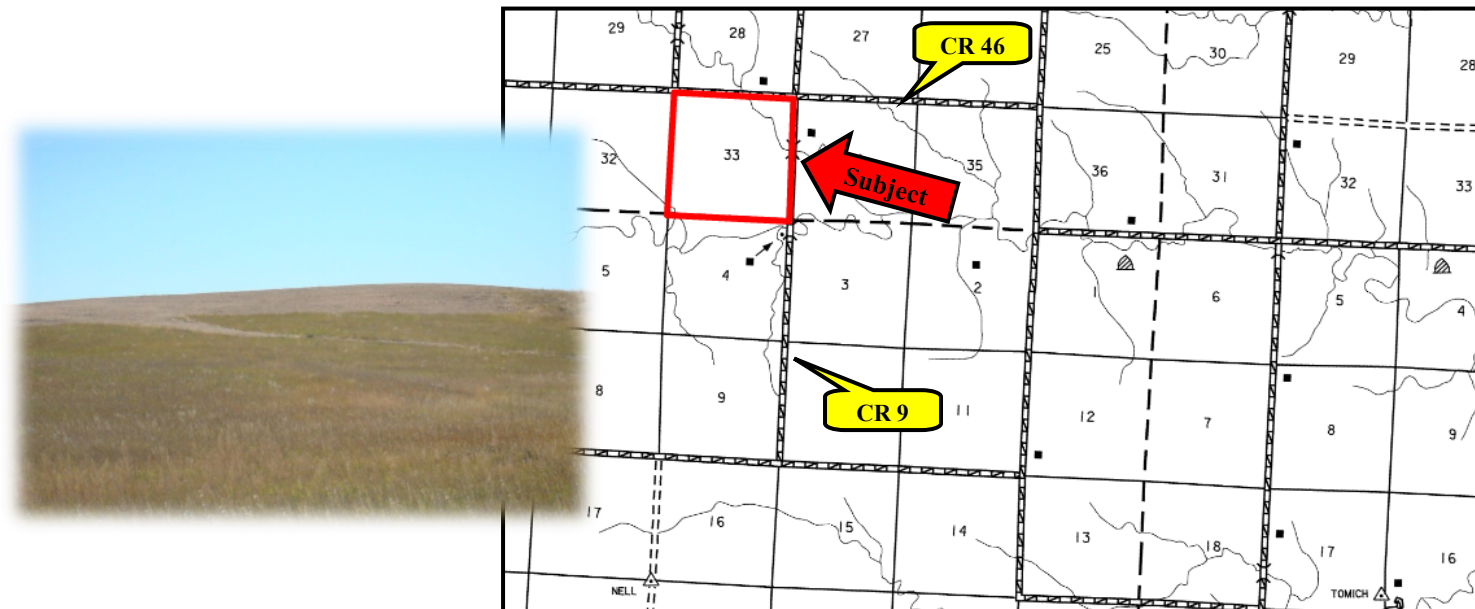
P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

Fax (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.





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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1500	Altvan fine sandy loam, 1 to 3 percent slopes	252.58	41.2%		IIIe
1508	Altvan-Eckley complex, 3 to 9 percent slopes	190.91	31.1%		IVe
1578	Eckley and Altvan soils, 9 to 50 percent slopes	68.19	11.1%		Vis
1372	Chappell-Bayard-Broadwater complex, 0 to 2 percent slopes	55.30	9.0%		IIIe
1511	Altvan-Satanta fine sandy loams, 1 to 3 percent slopes	44.61	7.3%		IIIe
5800	Albinas-Cheyenne loams, rarely flooded	1.73	0.3%		IIIC