



KIMBALL COUNTY
Farm Land
Quarter Section
Young Shelter Belts & Retired CRP

With easy access off I-80 This could be a smaller ranch or farmland parcel. This land will show the benefits from the protection established by the tree program. The land is well established in grasses planted for CRP. The terrain is very suitable for Dryland farming practices. The possibility of organic production is very high.

Legal: Southwest Quarter of Section 6, Township 14N, Range 58 West of the 6th P. M., Kimball County, Nebraska.

Land located: from Exit #1 on I-80, 1 1/4 miles North and 1 mile east on CR 30 to the southwest corner.

FSA Info: Crop Base Acres: Wheat/80.1 acres/38 bu yield; Barley /18.6 acres/37 bu yield; Oats/3.9 acre/38 bu yield. DCP Payment attributed to the land - \$1,459.00. CRP Payment: \$1,315.00 annually to 9/30/2016.

Taxes: 2010– \$685.28

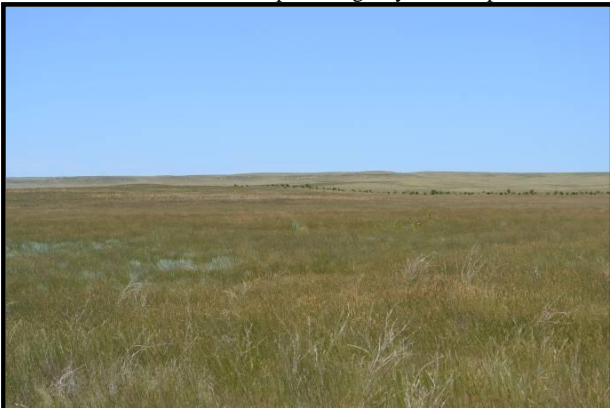
Farm Service Agency Information: This land has existing CRP in the trees bordering and within the property. The major portion of the land is farmland which is now out of the Conservation Reserve Program and will be able to be farmed! (Subject to FSA Guidelines). Please contact the Kimball County Farm Service Agency for guidelines.

Minerals: The Seller is reserving all of the Existing Minerals.

Possession: Buyer will receive possession on closing. The Buyer must assume and comply with the existing CRP Contract which will expire 9/30/ 2016.

Asking Price: \$80,000.00

NOTE: Information Obtained From Sources Deemed To Be Reliable, But Is Not Guaranteed. **Buyers should note:** Interested parties should and are expected to conduct their own analysis. All Agent's representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Buyer's and Agents should note, we will not accept Sub-agency without prior written consent.



KRAUPIE'S

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