

LAND FOR SALE

Kimball Horse Farm



Location: From Kimball, Nebraska go 2 1/2 miles west on Hwy. 30 and 1/4 mile north.

Legal Description: NW1/4 of Section 26 - T15N - R56W of the 6th P.M., Kimball County, Nebraska.

Acres: 159 tax assessed acres.

Taxes: \$1,747.04 for 2010.

Land Use: Approximately 97 acres CRP - annual payment \$2,713 expiring in 2020 and 62 acres pasture. CRP Contract # 1442. Farm #173 - Tract #399.

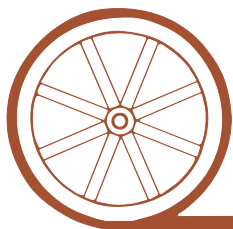


Improvements & Equipment: 3 bedroom, 1232 sq. ft. house with 2 full bathrooms, 32' X 60' 4 stall horse barn with 100' X 250' arena, and steel building.

Price: \$164,900

Comments: Only 3 miles from Kimball, Nebraska and 1/4 mile off Hwy. 30 this reasonably priced property is a great opportunity to live in the country.

Contact: Jerry Sloan Listing Agent—308-631-5520—jsloan@agriaffiliates.com
Roger Luehrs—308-631-2506, Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver at 308-534-9240.



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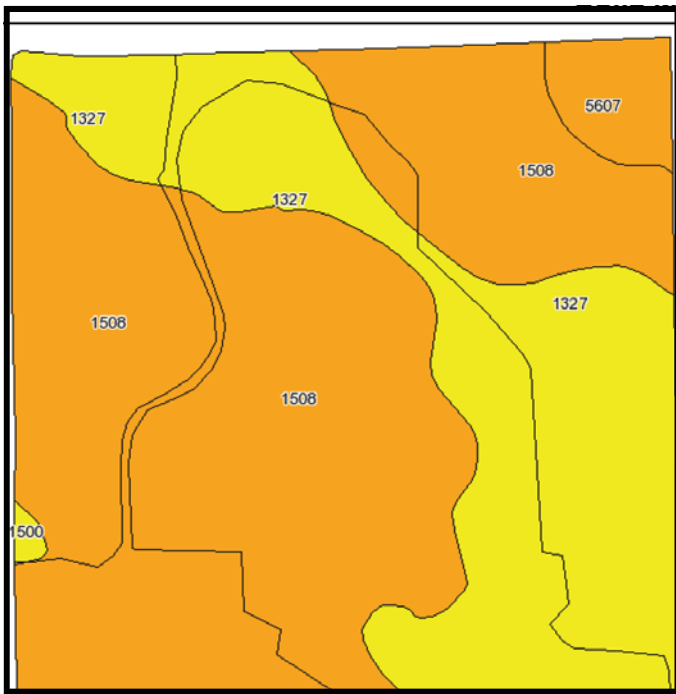
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NORTH PLATTE OFFICE

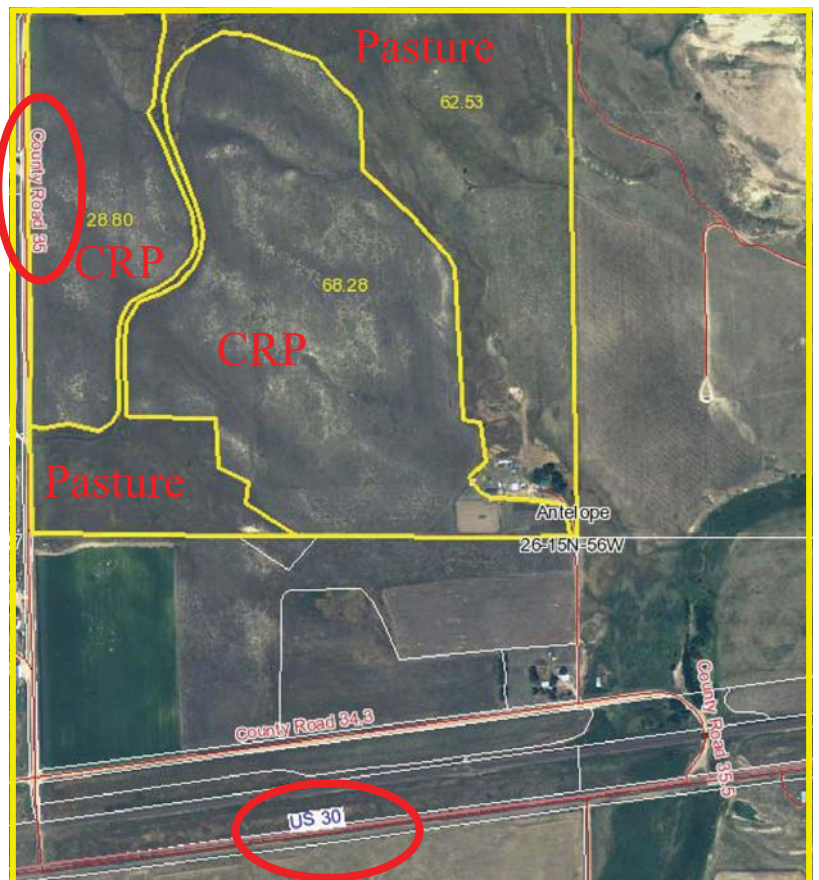
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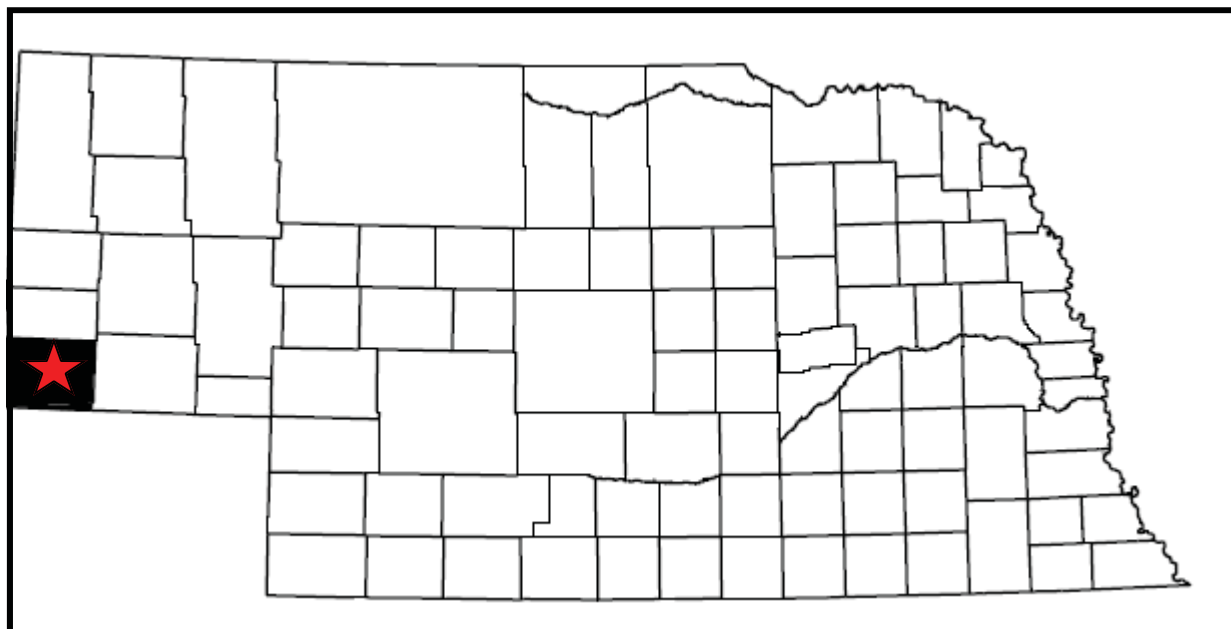
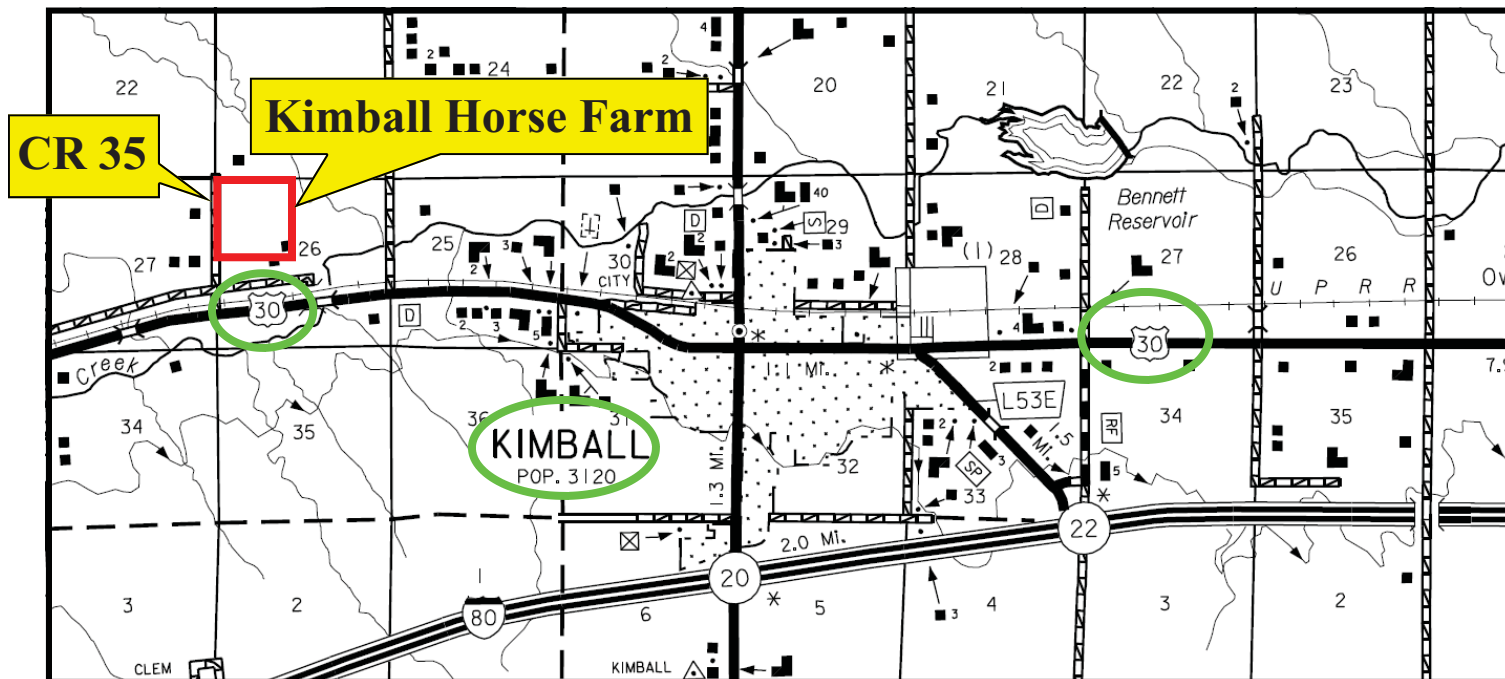
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to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





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Barley	Millet	Oats	Winter wheat
1508	Altvan-Eckley complex, 3 to 9 percent slopes	99.8	62.5%		Vs	IVe	35	14	10	15	14
1327	Bayard fine sandy loam, 0 to 3 percent slopes	54.1	33.9%		IIIe	Ile	52				37
5607	Broadwater loamy sand, channeled, occasionally flooded	5.2	3.2%		VIw		15				
1500	Altvan fine sandy loam, 1 to 3 percent slopes	0.5	0.3%		IIIe	IIIe	44				
Weighted Average							40.1	8.8	6.2	9.4	21.3





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