

LAND FOR SALE

Kimball County Ranch

Location:

4 1/2 miles South of Bushnell,
NE I-80 interchange on Cty. Rd.
17.

**Legal
Description:**

W1/2 & SE1/4 Section 6-T13N-
R57W of the 6th P.M. Kimball
County, NE.

Acres:

475.151 tax assessed acres (65
acres irrigated, 400 acres pasture)

Taxes:

2009 Taxes Payable in 2010—
\$2,060.78

Home:

1,280 sq. ft. 2 bedrooms upstairs, 1 bedroom and bathroom on main floor. House has been completely remodeled with new kitchen, new dining area, new floors throughout, electric baseboard heat and new wood burning stove in living room. New appliances (ie. refrigerator, stove, washer & dryer). Brand new covered porch all along south side of the house.

Outbuildings:

Older steel Quonset with full concrete floor, old milk house with covered patio, and corrals with a 2-stall open front steel shed.

Irrigation Info:

65 acre Pierce Perfect Circle Electric Drive Pivot with Lo-Pressure Drop Nozzles. Set up to pump 350 GPM at 32 PSI; 40 HP Electric Motor & Peerless Pump. Pivot was planted to alfalfa fall of 2009. Will have several years of excellent alfalfa production.

Pasture:

400 acres of grassland fenced into 4 pastures with submersible and 2 pipeline tanks and a pond for stock watering.

Price:

\$365,000.00

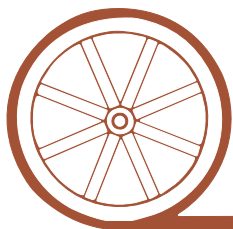
Comments:

An excellent unit ready to step into and go to work. An excellent side to the normal ranching is the hunting amenities. Between the pivot and the pond there is an abundance of deer, antelope, ducks and geese that frequent the property.

Contact:

Mike Polk, Listing Agent: 308-539-4446 or email: mike@agriaffiliates.com

Jerry Sloan, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain or Roger Luehrs



Offered Exclusively By:

AGRI AFFILIATES, INC.

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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

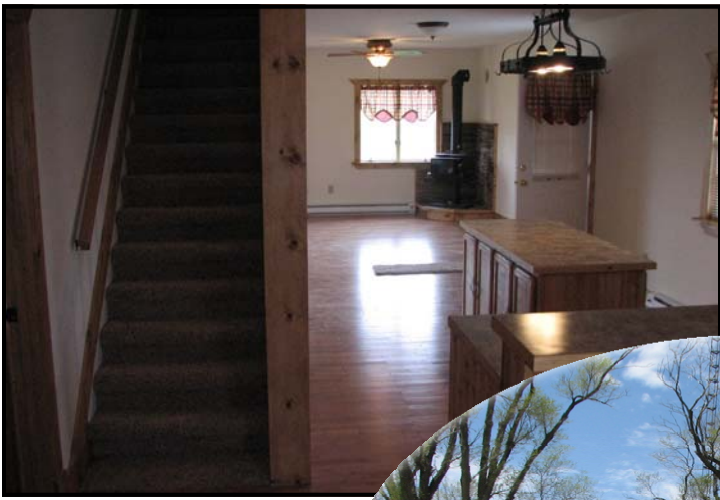
North Platte, NE 69103

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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.



Looking from Kitchen to Living Room



Bathroom on Main Level



Kitchen

Kitchen & Dining Area



2 Stall Open Front Steel Shed



Steel Quonset with Full Cement Floor



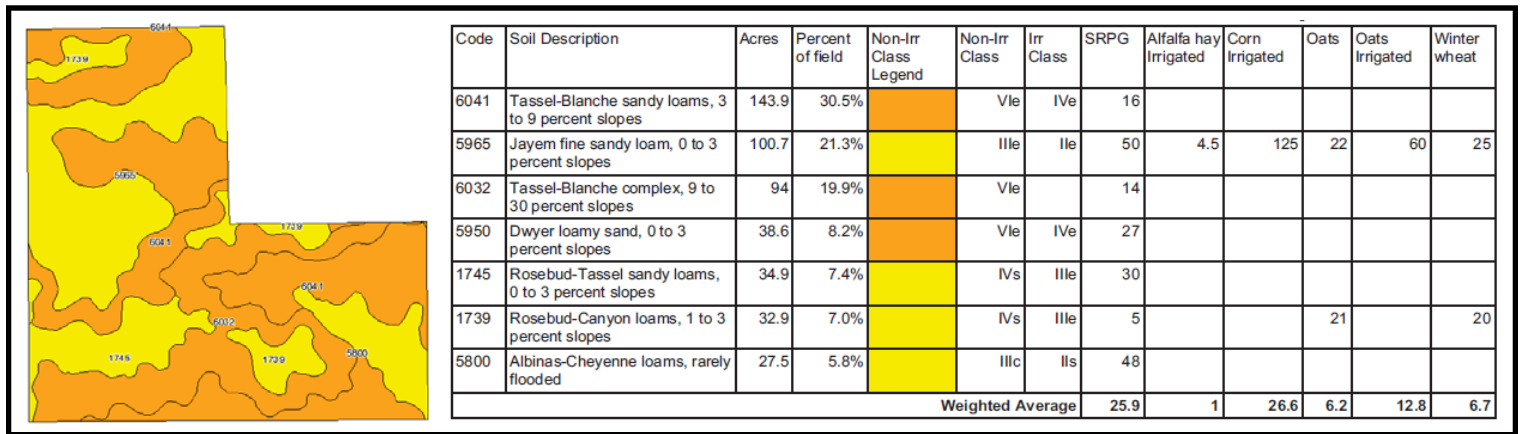
Milk house with covered patio



65 Acre Pivot



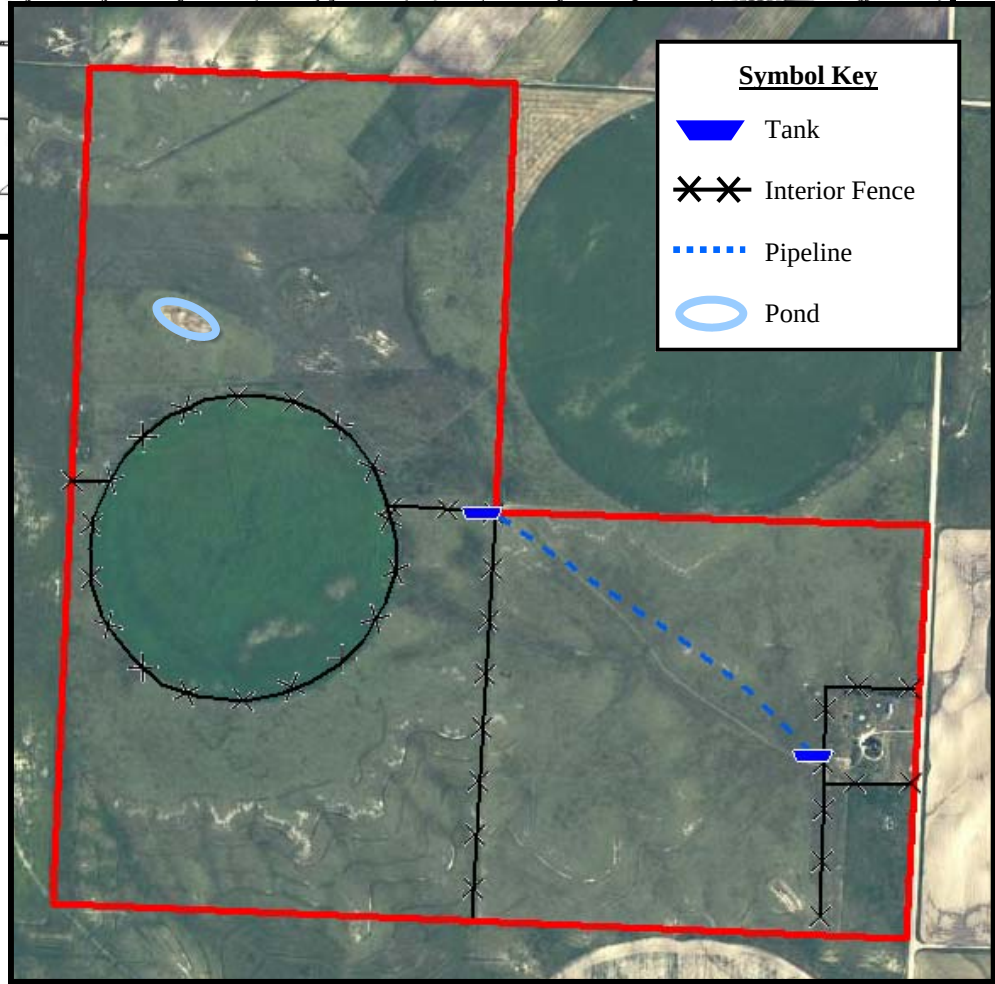
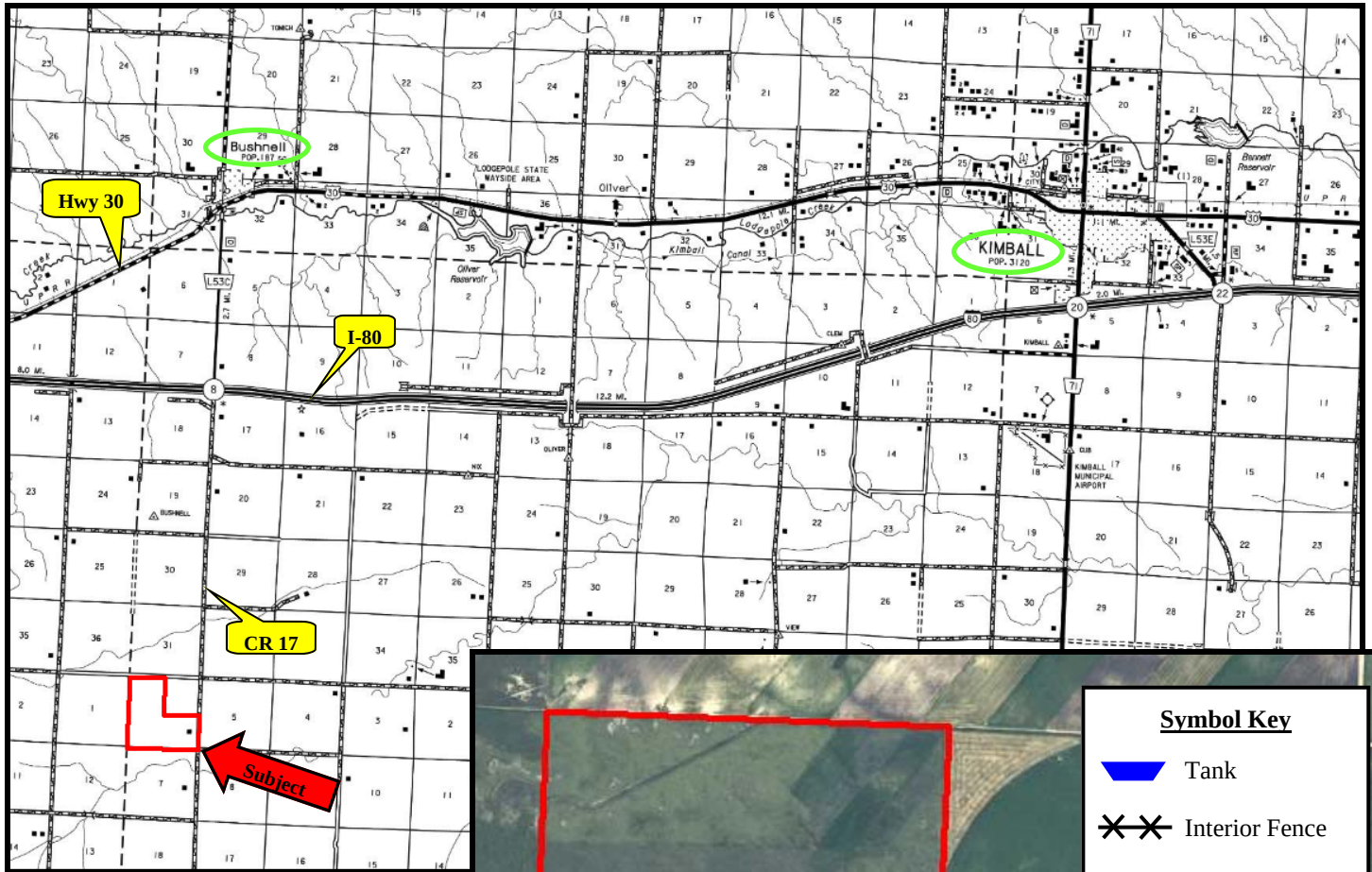
Planted to Alfalfa in Fall of 2009



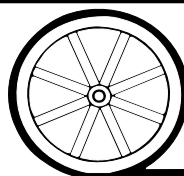
Pond on Northwest Quarter



Tank



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