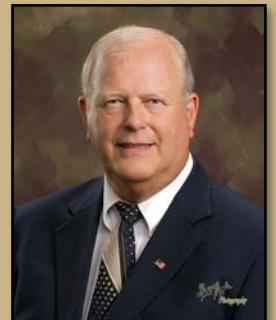


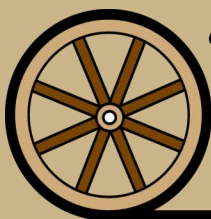
LAND FOR SALE

KIMBALL COUNTY DRYLAND

314 Acres - South of Dix in Kimball County, Nebraska



Mike Polk
Listing Agent
308.539.4446



Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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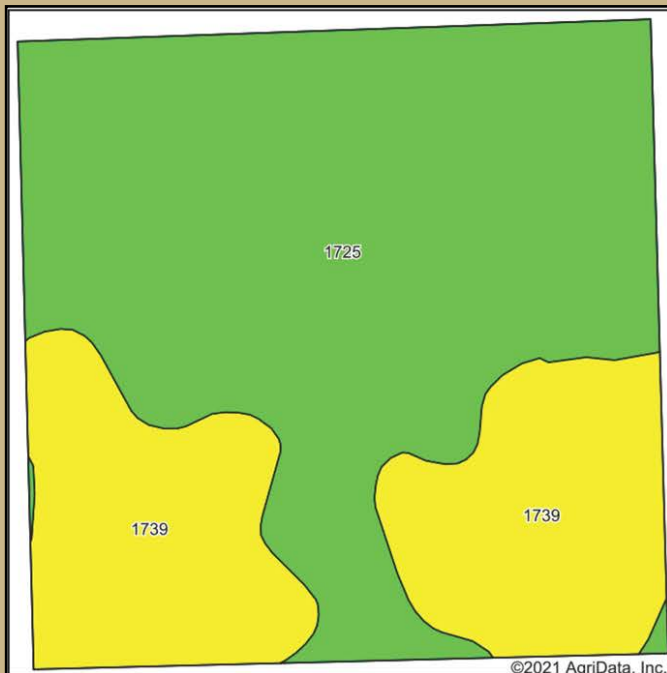
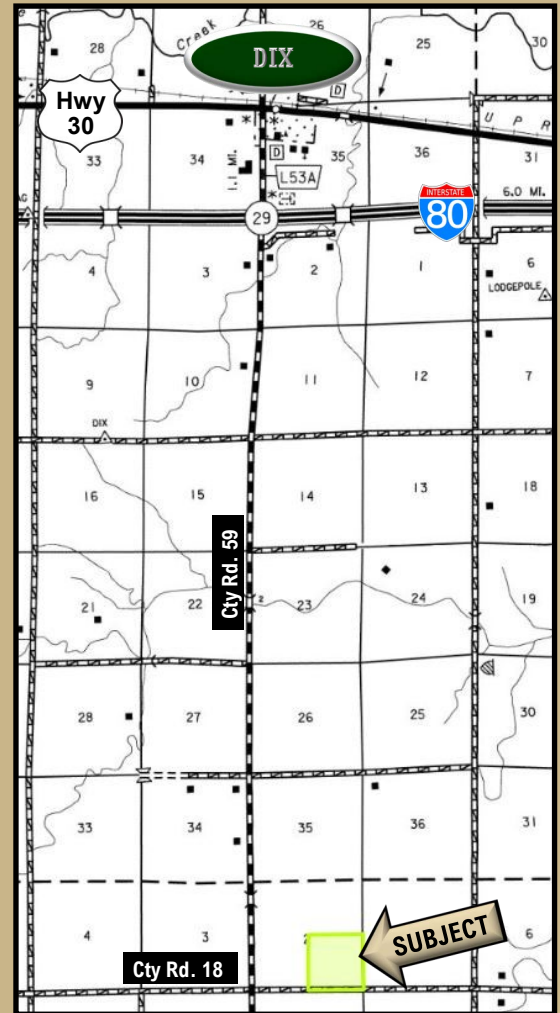
NORTH PLATTE OFFICE
PO Box 1166 - 401 Halligan Dr.
North Platte, NE 69103
www.agriaffiliates.com
(308) 534-9240



PARCEL 1

LOCATION: 7 miles south of Dix, Nebraska I-80 interchange and 1/2 mile east on CR 18.

LEGAL DESCRIPTION: SE1/4 Section 2-T13N-R54W of the 6th P.M., Kimball County, Nebraska



TAXES & ACRES: 157.79 Tax Assessed Acres - 2020 taxes payable in 2021: \$910.30

PRICE: \$107,500

LAND USE: Currently strip farmed with alternating strips of wheat & sunflowers.

FSA INFORMATION: 157.31 ac. DCP Cropland; 78.36 ac. wheat base @ 29 bu./ac. PLC yield

SOILS: 65.3% Class II, Rosebud loam; 34.7% Class III, Rosebud-Canyon loam

COMMENTS: Productive 1/4 of dryland in a progressive farming community with excellent access off county road.

Area Symbol: NE105, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Winter wheat fallow
1725	Rosebud loam, 0 to 1 percent slopes	102.76	65.4%		IIc	IIIs	1477	34	120	31
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	54.25	34.6%		IIIe	IIIe	1390	5	81	21
Weighted Average							1446.9	24	106.5	27.5

PARCEL 2

LOCATION: 7 miles south of Dix, Nebraska I-80 interchange and 1-1/2 miles west on CR 18.

LEGAL DESCRIPTION: NW1/4 Section 9-T13N-R54W of the 6th P.M., Kimball County, Nebraska



TAXES & ACRES: 158.8 Tax Assessed Acres - 2020 taxes payable in 2021: \$662.24

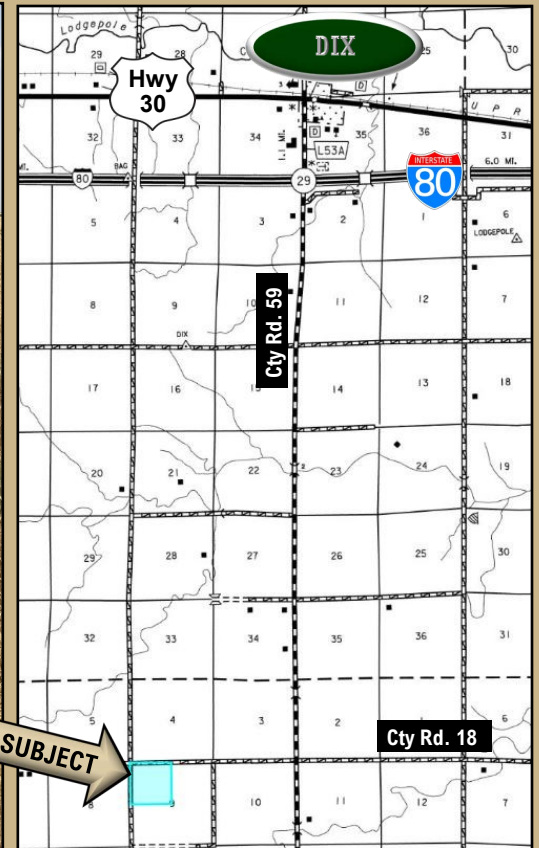
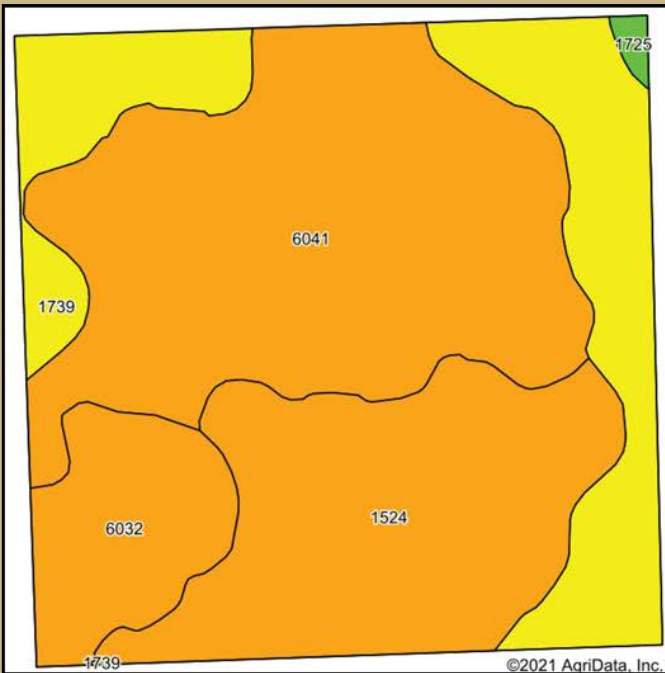
PRICE: \$91,500

LAND USE: Currently strip farmed with alternating strips of wheat & sunflowers.

FSA INFORMATION: 147.02 ac. DCP Cropland; 73.24 ac. wheat base @ 29 bu./ac. PLC yield

SOILS: 21.7% Class II & III, Rosebud & Rosebud-Canyon loam; 78.3 Class VI soils

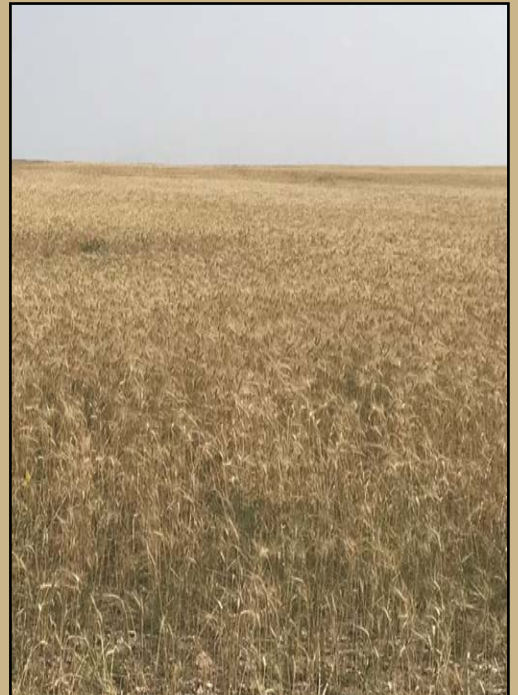
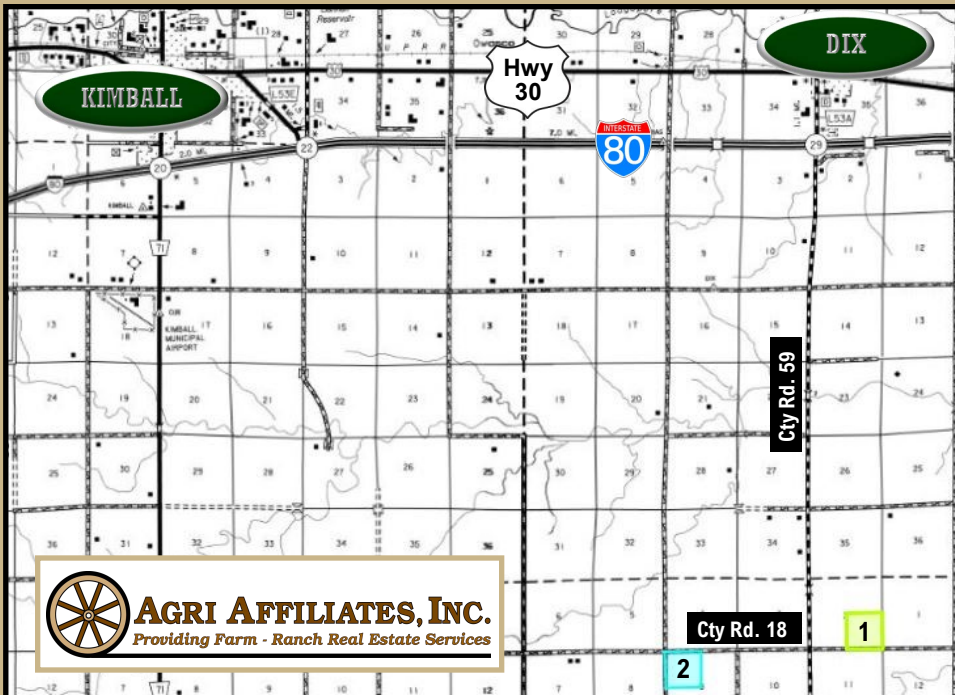
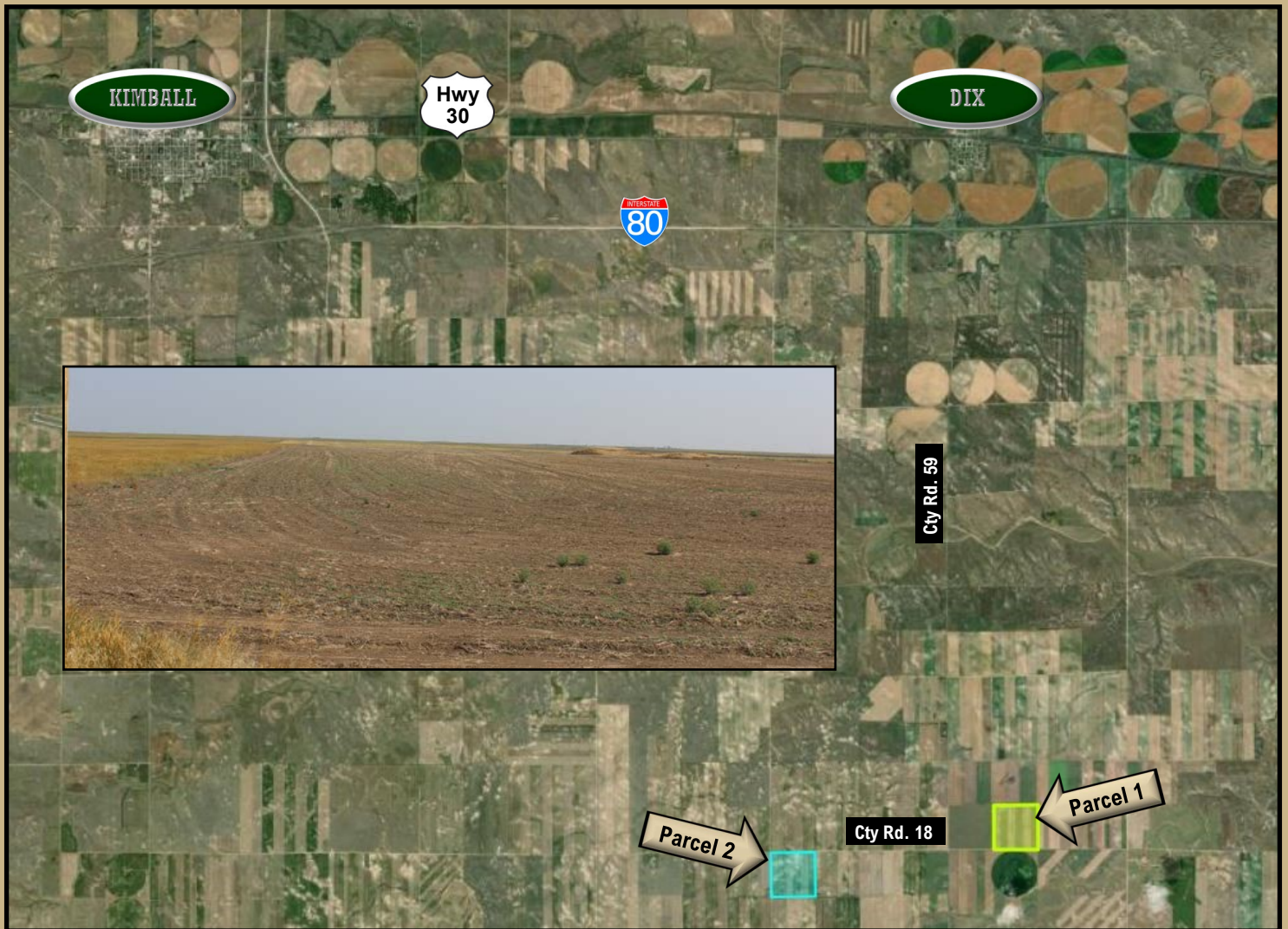
COMMENTS: Located in a progressive farming community with excellent access off county road.



Area Symbol: NE105, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Winter wheat fallow
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	65.61	41.4%		Vle		1280	16	29	7
1524	Brownson-Rosebud-Canyon loams, 0 to 3 percent slopes	41.08	26.0%		Vls		1048	17	39	10
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	35.45	22.4%		Ille	Ille	1390	5	81	21
6032	Tassel-Blanche complex, 9 to 30 percent slopes	15.41	9.7%		Vls		1215	14		
1725	Rosebud loam, 0 to 1 percent slopes	0.74	0.5%		Ilc	Ilc	1477	34	120	31
Weighted Average							1239	13.7	40.8	10.3





“Big Enough to Serve You; Small Enough to Know You!”