

LAND FOR SALE

Bushnell Dryland



- Location:** From the Bushnell, Nebraska I-80 interchange, the property is located 4 miles south on County Road 17, then 3 1/2 miles east on County Road 20.
- Legal Description:** E1/2 Section 35-T14N-R57W of the 6th PM, Kimball County, Nebraska.
- Acres:** 318.09 tax assessed acres
- Taxes:** 2014 taxes payable in 2015 - \$1,844.04
- Land Use:** 258 acres of dryland in a summer fallow/wheat rotation; 54 acres in grass; and 6 acres of roads.
- Soils:** 12.4% Class II; 48.6% Class III; 13% Class IV; and 25.9% Class VI.
- Price:** **\$172,000**
- Comments:** Strip tilled summer fallow/wheat, with county roads on the south and east boundaries. All owned mineral rights pass with the property.
- Contact:** **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Mike Polk, Roger Luehrs, Chase Dodson, Jerry Weaver,
Don Walker, Tony Eggleston

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson,
Listing Agent

Offered Exclusively By:



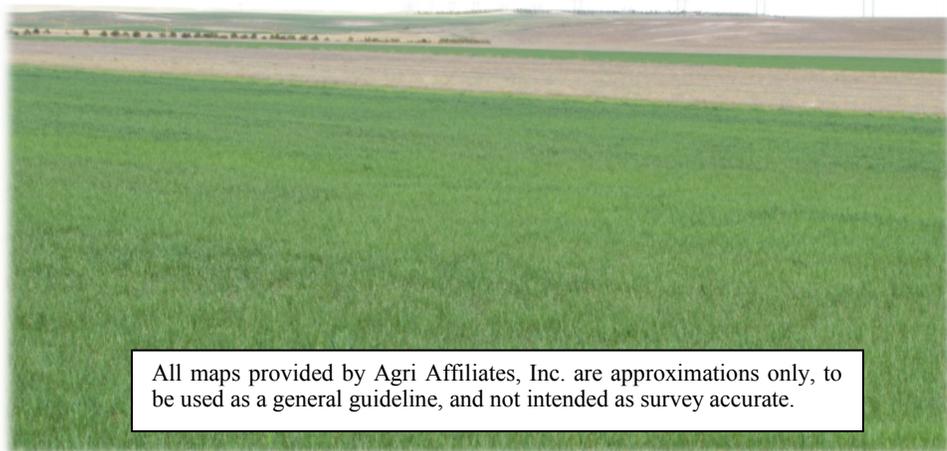
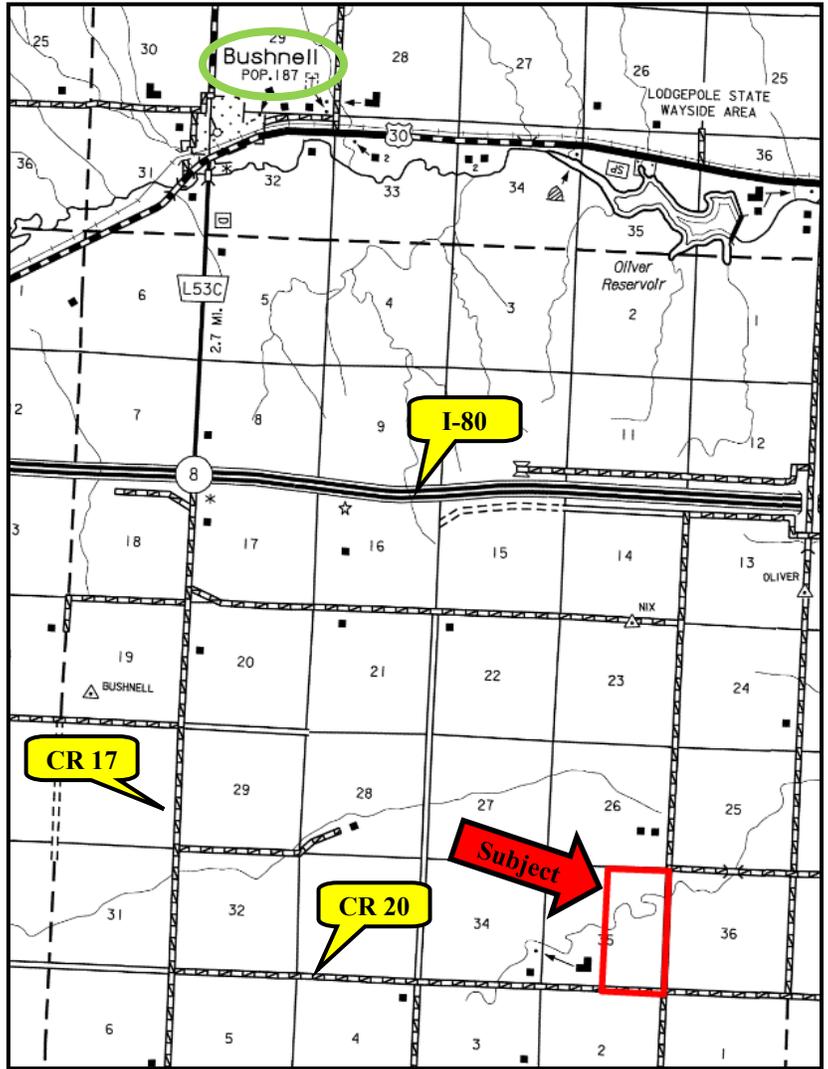
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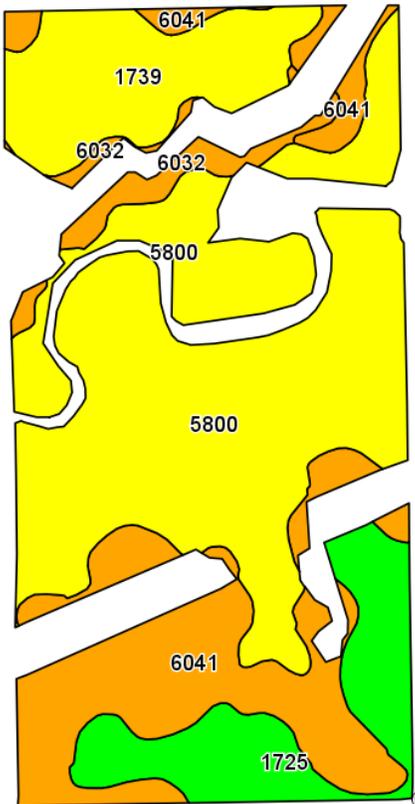
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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





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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
5800	Albinas-Cheyenne loams, rarely flooded	124.83	48.6%		IIIc
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	57.91	22.5%		VIs
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	33.35	13.0%		IVe
1725	Rosebud loam, 0 to 1 percent slopes	31.88	12.4%		IIc
6032	Tassel-Blanche complex, 9 to 30 percent slopes	8.86	3.4%		VIs