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Sloan AgLand

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Farm & Ranch Real Estate Sales

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Licensed in Nebraska
& Wyoming

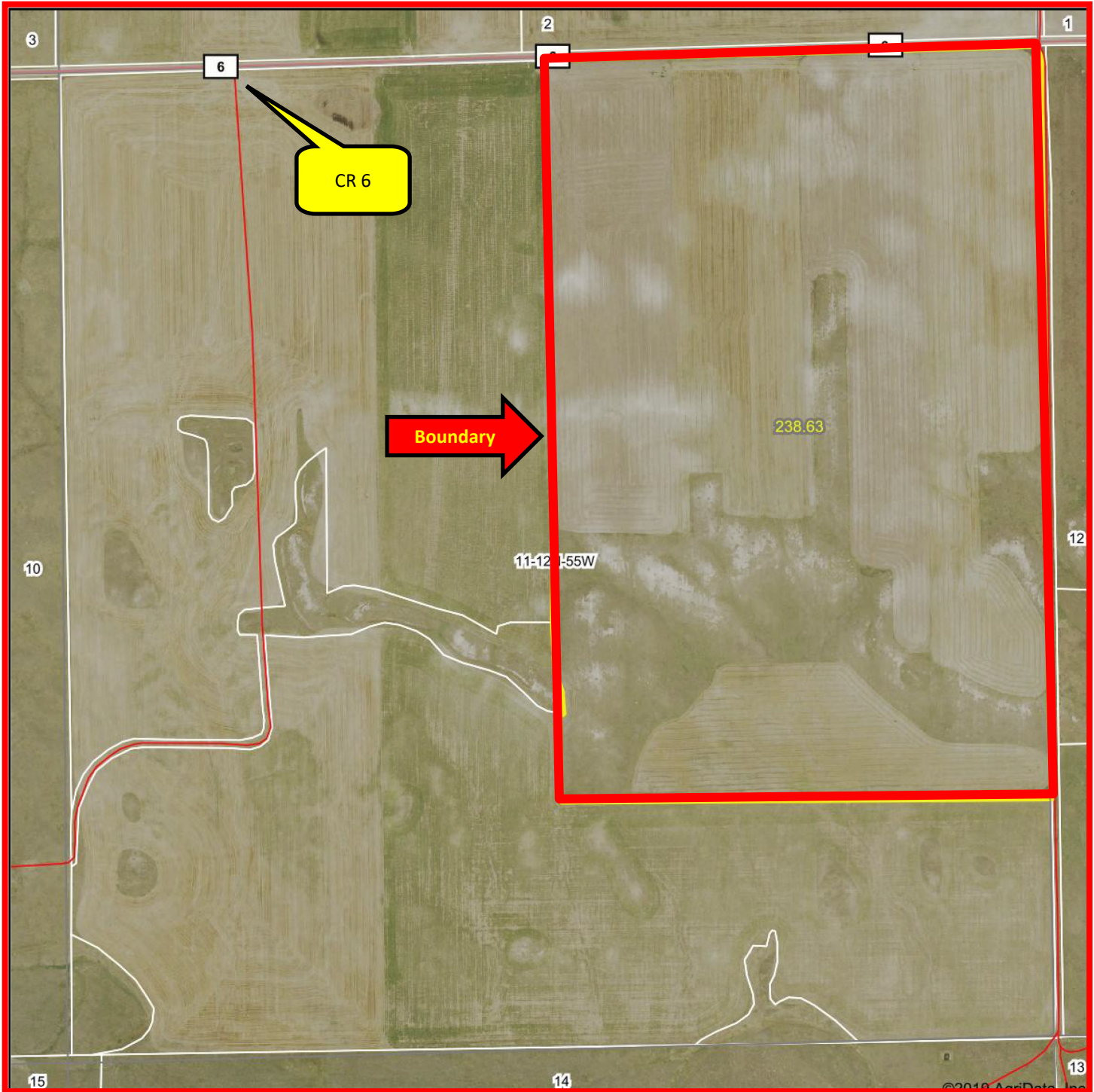
Kimball County Land For Sale

Boyle Section 11 Dryland Farm



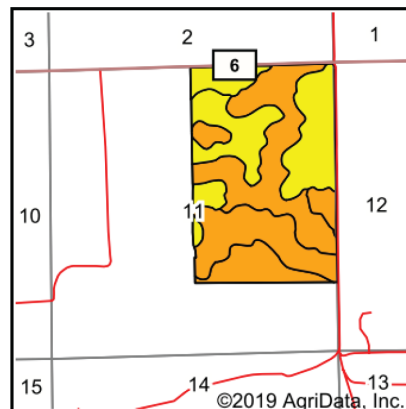
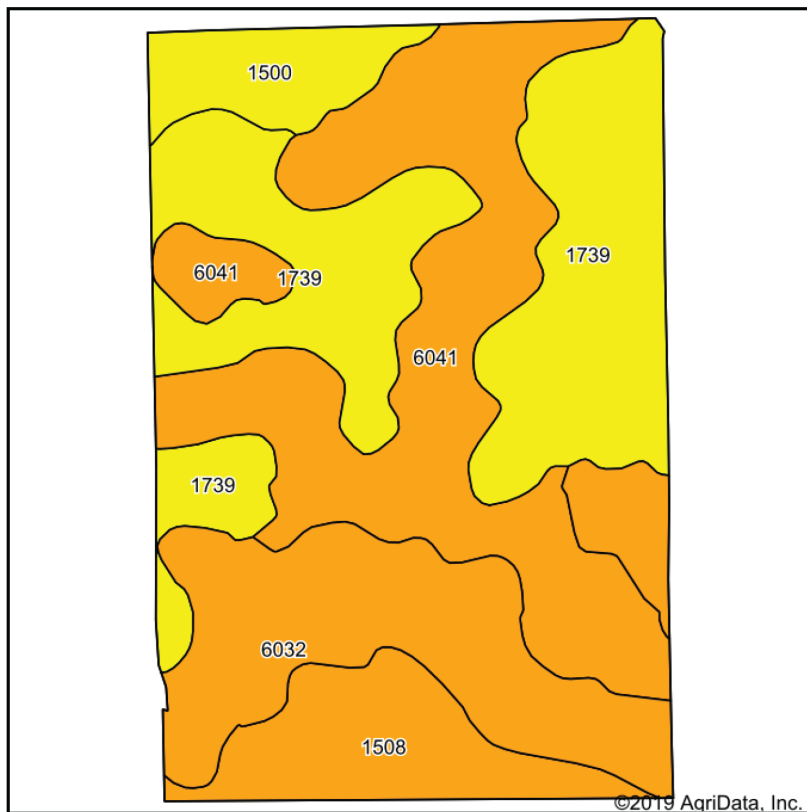
- ◆ **241 acres of Dryland For Sale** 12.5 miles south of the I-80 intersection south on Hwy. 71 to CR 6, then east on CR 6 for 6.5 miles. The farm is on the south side of CR 6.
- ◆ **2019 Real Estate Taxes:** \$1,442.26
- ◆ **Soils:** 33% Class IV Rosebud-Canyon loams, 1 to 3% slopes; 31.6% Class VI Tassel-Blanche sandy loams, 3 to 9% slopes; 20.6% Class VI Tassel-Blanche complex, 9 to 30% slopes; 9.3% Class V Altvan-Eckley complex, 3 to 9% slopes; 5.5% Class III Altvan fine sandy loam, 1 to 3% slopes.
- ◆ **Legal Description:** NE1/4, N1/2SE1/4 Section 11-T12N-R55W of the 6th P.M., Kimball County, Nebraska.
- ◆ **Asking Price is \$120,500 = \$500/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

Boyle Section 11-T12-R55 aerial map



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 Sloan AgLand are approximations only, to be used as a general guideline, and not intended as survey accurate.

Boyle Section 11-T12-R55 soils map



State: **Nebraska**
 County: **Kimball**
 Location: **11-12N-55W**
 Township: **Antelope**
 Acres: **238.63**
 Date: **1/19/2020**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE105. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	78.70	33.0%		IVe	IIIe	5	10	16
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	75.34	31.6%		Vle	IVe	16	6	9
6032	Tassel-Blanche complex, 9 to 30 percent slopes	49.15	20.6%		Vis		14	6	8
1508	Altvan-Eckley complex, 3 to 9 percent slopes	22.26	9.3%		Ve	Ve	35	12	17
1500	Altvan fine sandy loam, 1 to 3 percent slopes	13.18	5.5%			IIIe	44	13	23
Weighted Average							15.3	*n 8.3	*n 12.6

*n: The aggregation method is "Weighted Average using major components"
 Soils data provided by USDA and NRCS.

Nebraska Panhandle Road Map

