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# Sloan AgLand

*www.SloanAgLand.com*

*Farm & Ranch Real Estate Sales*

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*Gering, NE 69341*

*Licensed in Nebraska*  
*& Wyoming*

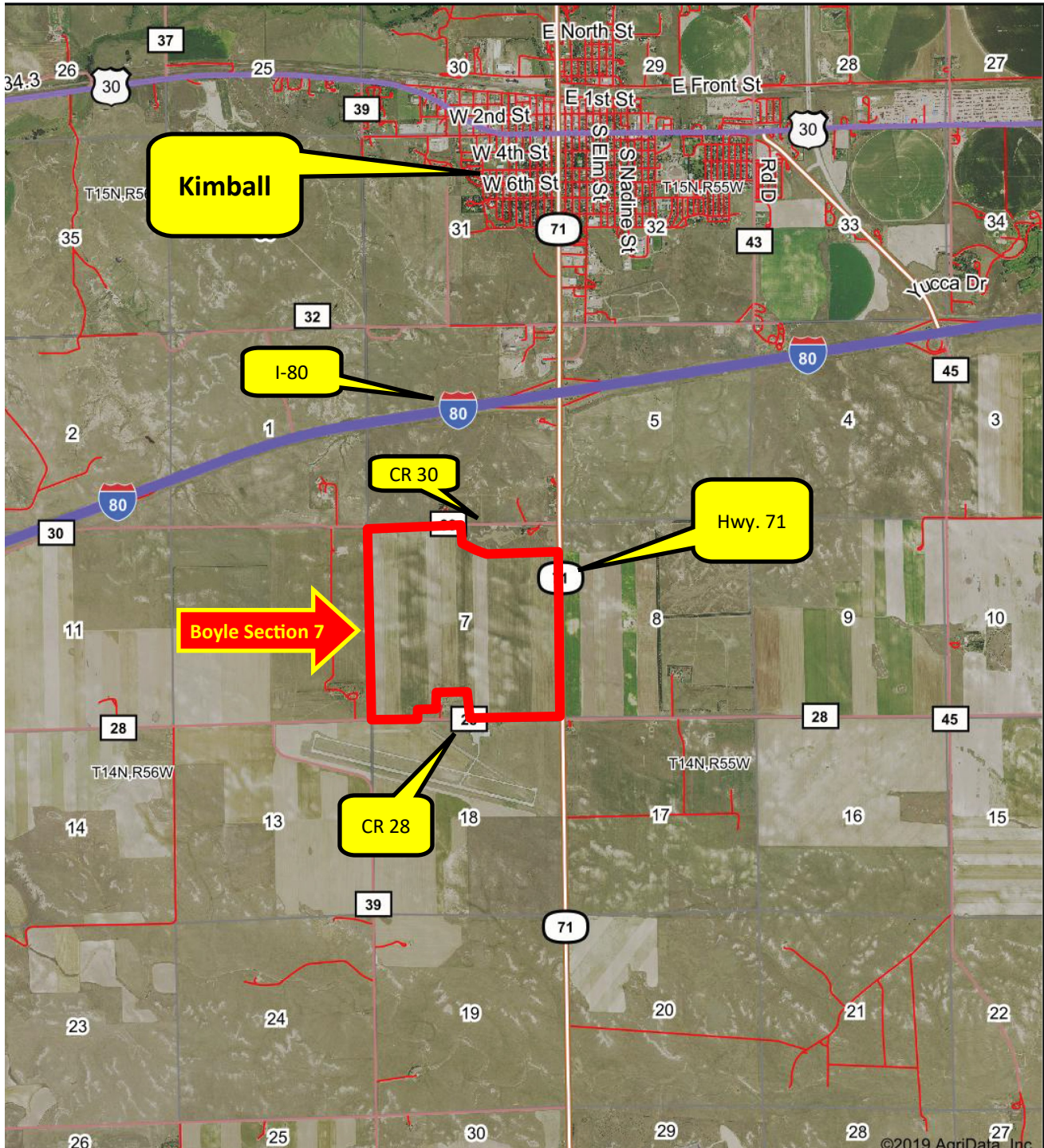
## **Kimball County Land For Sale**

### **Boyle Section 7 Dryland Farm**



- ◆ **553 acres of Dryland For Sale** 1/2 mile south of the I-80 intersection at Kimball, Nebraska on Hwy. 71. The farm is on the west side of Hwy. 71, the south side of CR 30 and the north side of CR 28.
- ◆ **Farmed acres:** 550.77
- ◆ **2019 Real Estate Taxes:** \$3,565.94
- ◆ **Soils:** 33% Class IV Rosebud-Tassel sandy loams, 0 to 3% slopes; 27.3% Class III Altvan fine sandy loam, 1 to 3% slopes; 20.6% Class VI Tassel-Blanche sandy loams, 3 to 9% slopes; 18.2% Class II Rosebud loam, 0 to 1% slopes.
- ◆ **Improvements:** 4 grain bins of varying size and condition.
- ◆ **Legal Description:** Part of Section 7-T14-R55W of the 6th P.M., Kimball County, Nebraska.
- ◆ **Asking Price is \$304,150 = \$550/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

# Boyle Section 7-T14-R55



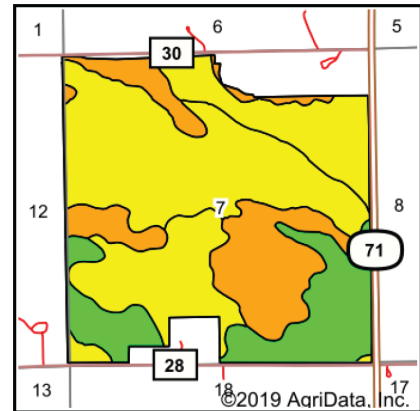
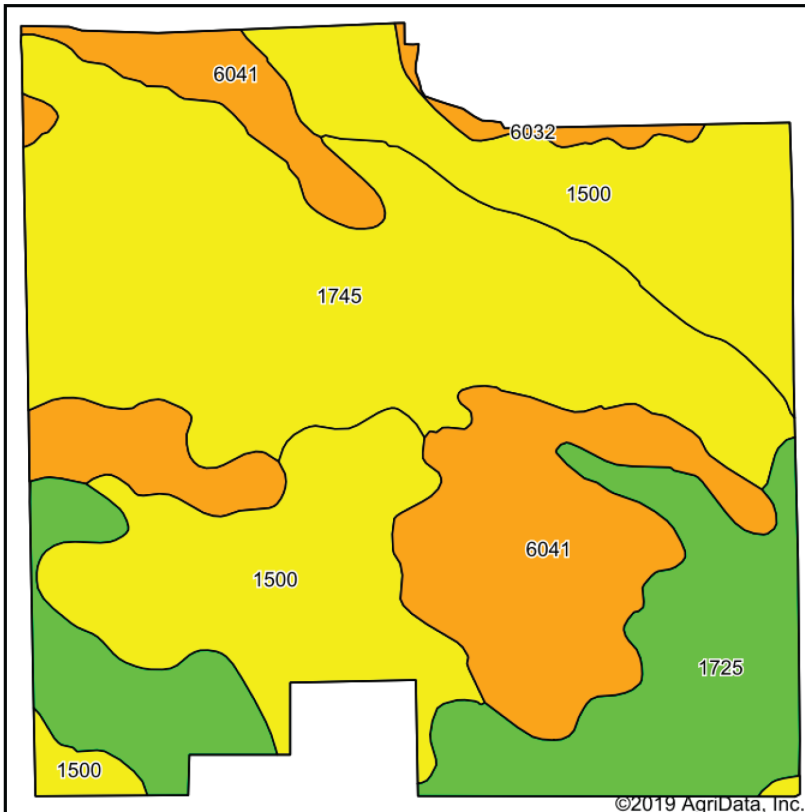
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

# Boyle Section 7-T14-R55 aerial map



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# Boyle Section 7-T14-R55 soils map



State: **Nebraska**  
 County: **Kimball**  
 Location: **7-14N-55W**  
 Township: **Antelope**  
 Acres: **550.77**  
 Date: **1/18/2020**

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 |
|-------------------------|---|--------|------------------|----------------------|---------------|-----------|-------------|---------------|-----------------------|
| 1745                    | Rosebud-Tassel sandy loams, 0 to 3 percent slopes | 181.53 | 33.0%            |                      | IVe           | IIIe      | 30          | 12            | 19                    |
| 1500                    | Altvan fine sandy loam, 1 to 3 percent slopes     | 150.42 | 27.3%            |                      | IIIe          | IIIe      | 44          | 13            | 23                    |
| 6041                    | Tassel-Blanche sandy loams, 3 to 9 percent slopes | 113.43 | 20.6%            |                      | VIe           | IVe       | 16          | 6             | 9                     |
| 1725                    | Rosebud loam, 0 to 1 percent slopes               | 100.37 | 18.2%            |                      | IIc           | IIc       | 34          | 12            | 22                    |
| 6032                    | Tassel-Blanche complex, 9 to 30 percent slopes    | 5.02   | 0.9%             |                      | VIc           |           | 14          | 6             | 8                     |
| <b>Weighted Average</b> |   |        |                  |                      |               |           | <b>31.5</b> | <b>*n 11</b>  | <b>*n 18.5</b>        |

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

# Nebraska Panhandle Road Map

