



Jerry Sloan

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Sloan AgLand

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Farm & Ranch Real Estate Sales

190500 Hwy. 71
Gering, NE 69341

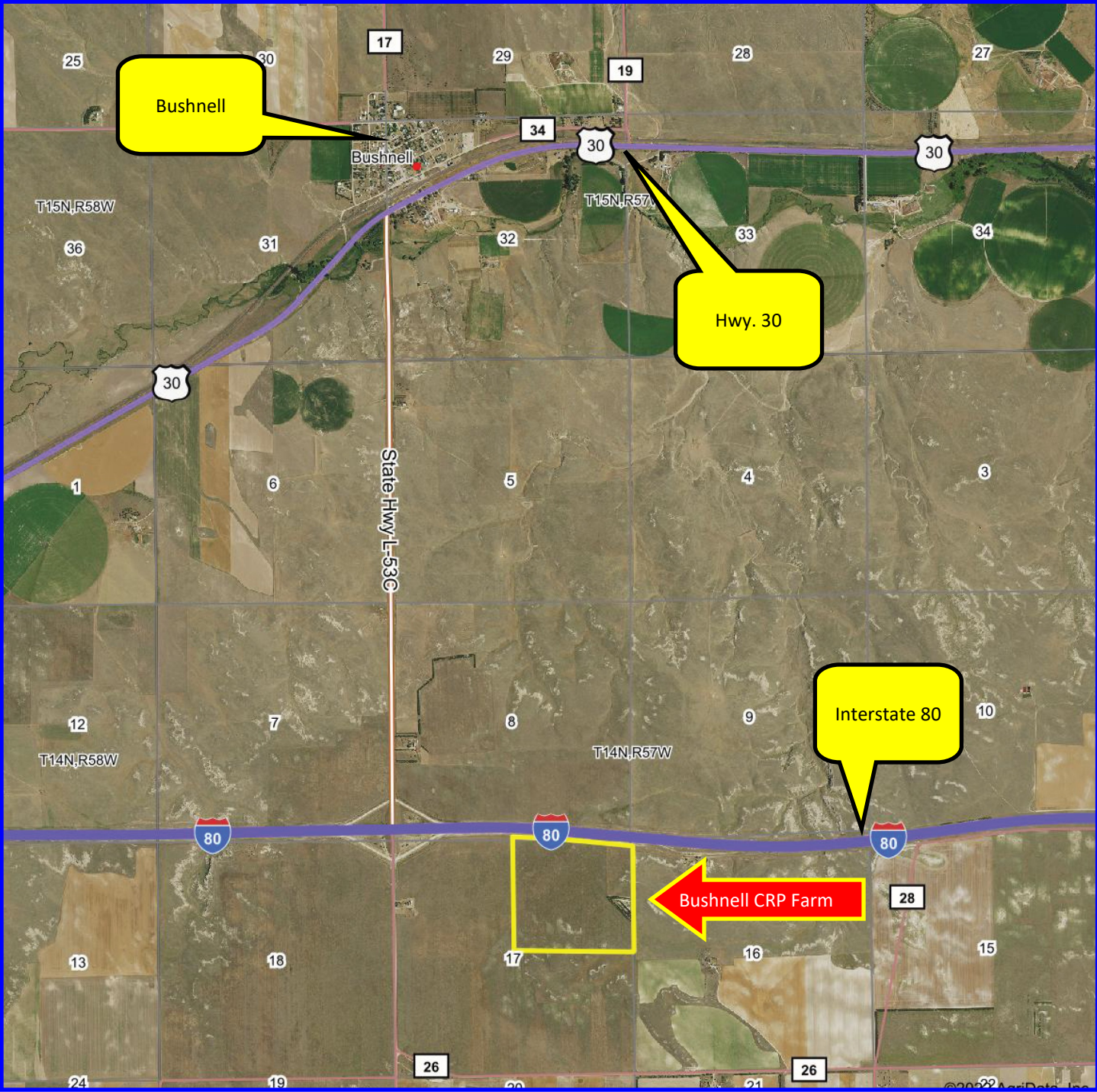
Licensed in Nebraska
& Wyoming

Kimball County Land For Sale



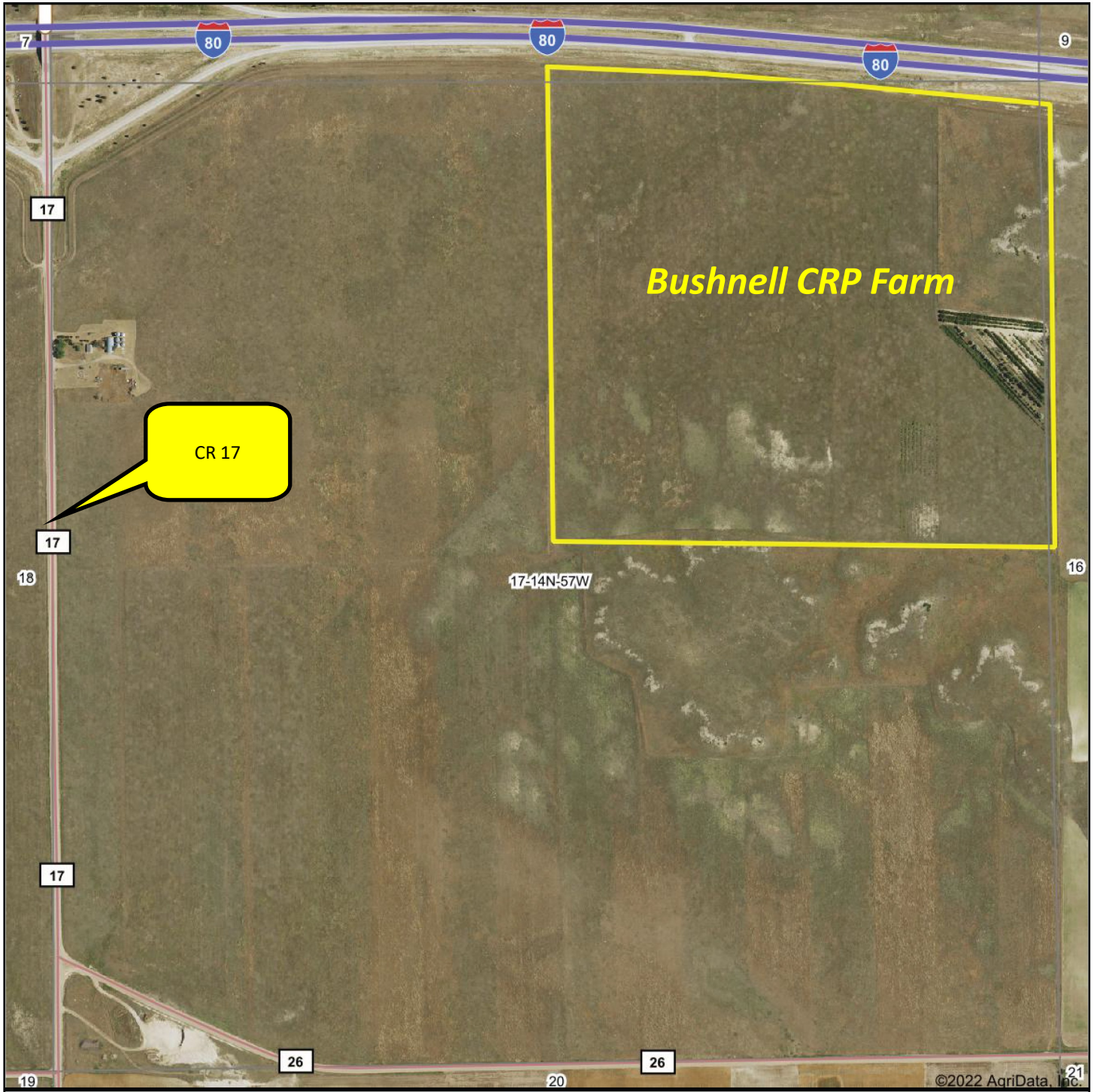
- ◆ **147 acres** located 3 miles south of Bushnell, Nebraska on CR 17 and 1/2 mile east, just south of Interstate 80.
- ◆ **FSA Info: 128. 86 acres** enrolled in the **Conservation Reserve Program (CRP)** until 9-30-2030. Annual payment is \$2,982.
- ◆ **2021 real estate taxes** - \$829.40.
- ◆ **Legal Description:** NE1/4 Section 17-T14N-R57W of the 6th P.M., Kimball County, Nebraska.
- ◆ **Asking Price is \$115,000 = \$782/acre.**
- ◆ **Contact:** Jerry Sloan at (308) 631-5520; Email: Jerry@SloanAgLand.com

Bushnell CRP Farm area map



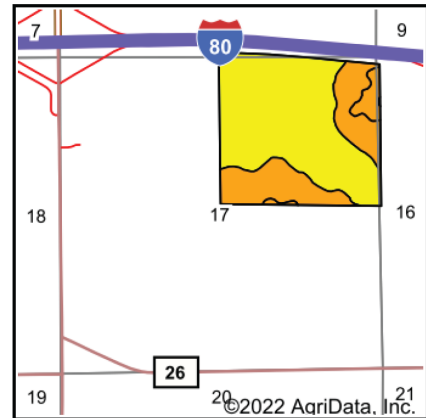
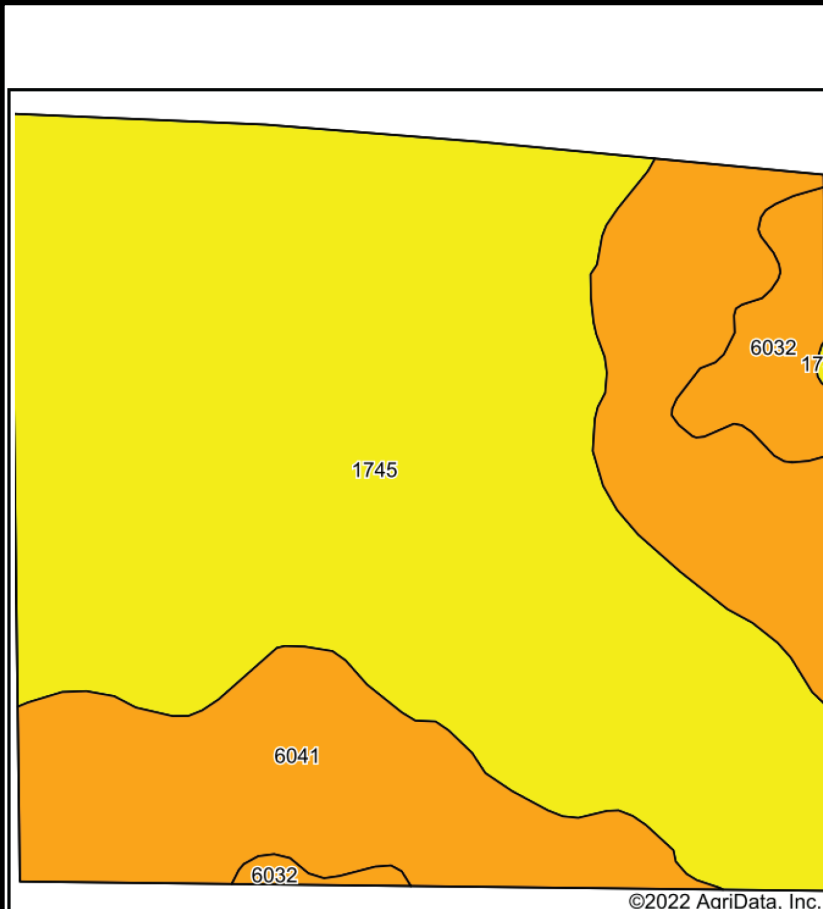
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

Bushnell CRP Farm aerial map



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Bushnell CRP Farm soils map



State: **Nebraska**
 County: **Kimball**
 Location: **17-14N-57W**
 Township: **Bushnell**
 Acres: **147.81**
 Date: **1/24/2022**



Soils data provided by USDA and NRCS.

Area Symbol: NE105, Soil Area Version: 21

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	99.20	67.1%		IVe	IIle	30	14	21
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	42.22	28.6%		VIe	IVe	16	9	14
6032	Tassel-Blanche complex, 9 to 30 percent slopes	6.32	4.3%		VIIs		14	7	11
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	0.07	0.0%		IVe	IIle	5	13	17
Weighted Average					4.66	3.16	25.3	*n 12.3	*n 18.6

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

