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Sloan AgLand

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Farm & Ranch Real Estate Sales

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& Wyoming

Kimball County Land For Sale

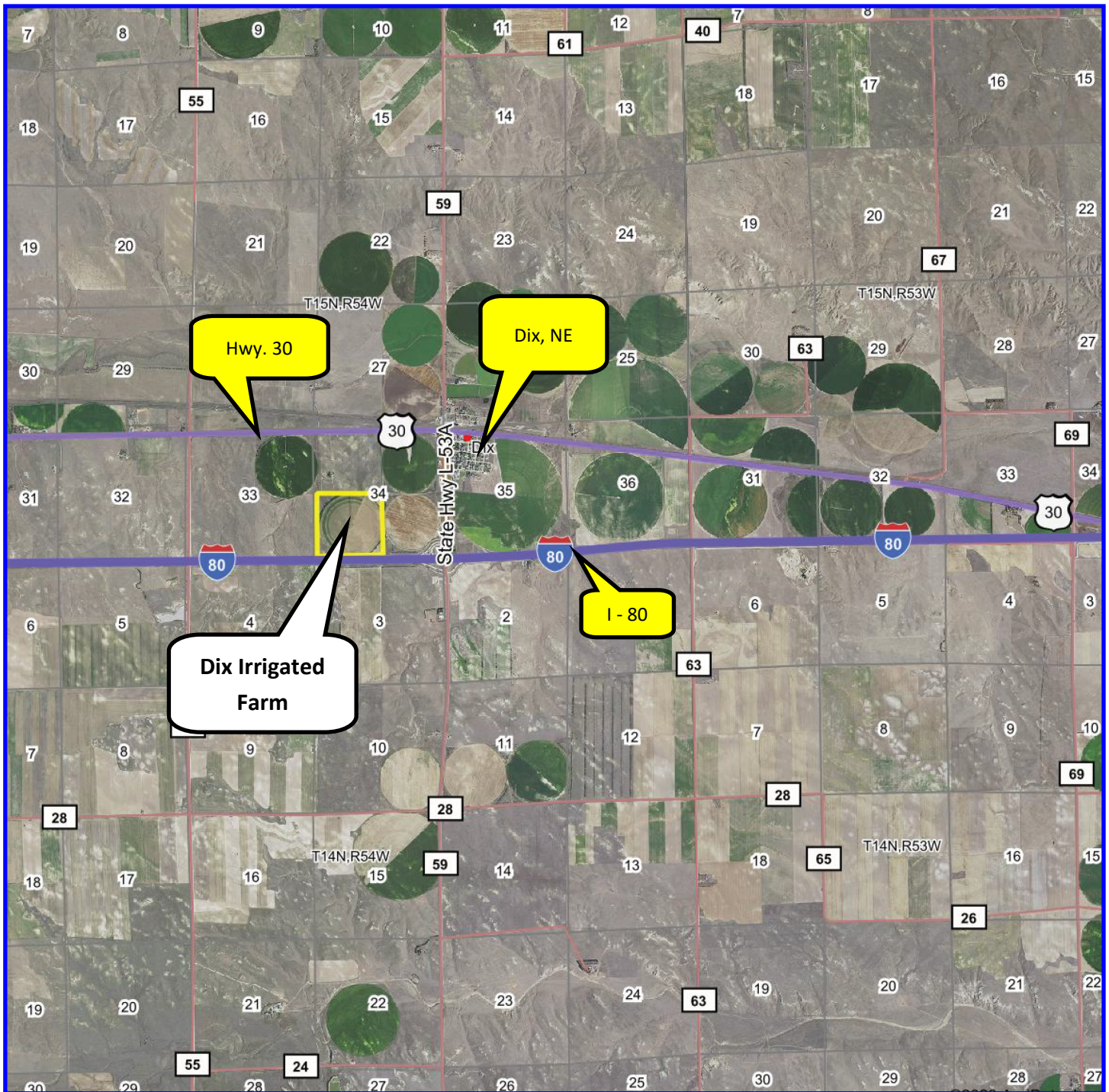
Dix Irrigated Farm

SW1/4 Sec 34-15-54



- ◆ **161 acres for sale** 1/2 mile south and 1/2 mile west of Dix, Nebraska.
- ◆ **Zimmatic 7 tower Center Pivot Irrigation System** irrigating 128 +/- acres.
- ◆ **100 HP Irrigation Well G-61384**, 132.6 Certified Irrigated Acres with 29.4" of water remaining through 12-31-2024.
- ◆ **2022 Real Estate Taxes:** \$2,926.74
- ◆ **Soils:** 79.2% Class IV Altvan-Eckley and Tassel-Blanche soils.
- ◆ **Legal Description:** SW1/4 Section 34 - T15N - 54W of the 6th P.M., Kimball County, Nebraska.
- ◆ **Asking Price is \$740,600 = \$4,600/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

Dix Irrigated Farm Area Map



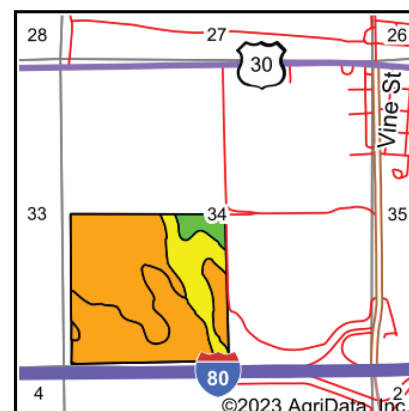
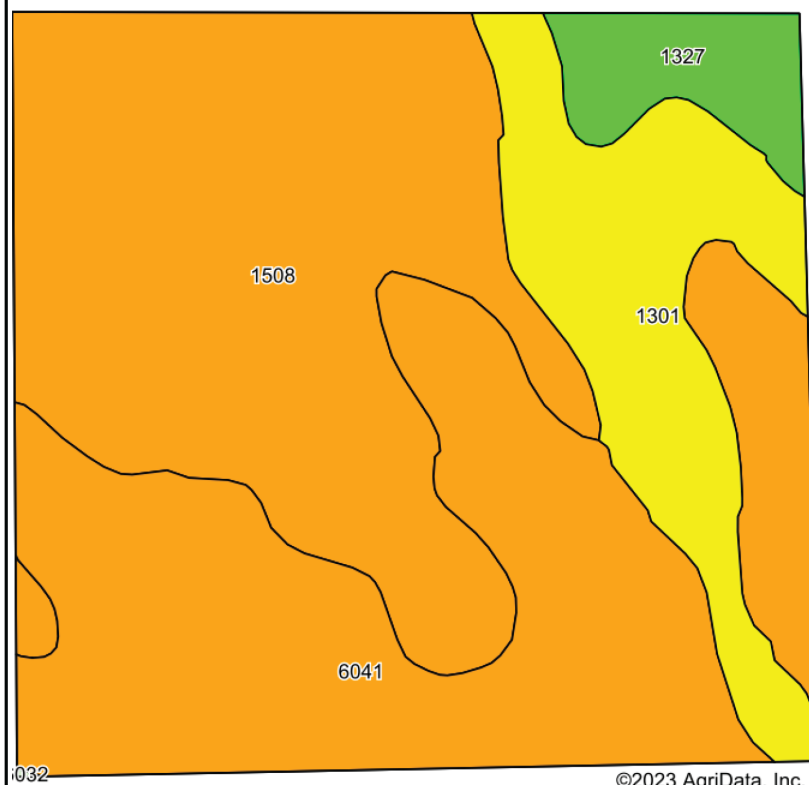
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

SW1/4 Sec 34-15-54 Aerial Map



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SW1/4 Sec 34-T15-54 Soils Map



State: **Nebraska**
 County: **Kimball**
 Location: **34-15N-54W**
 Township: **Dix**
 Acres: **160.36**
 Date: **1/31/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE105, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
1508	Altvan-Eckley complex, 3 to 9 percent slopes	65.03	40.6%		Ve	IVe	35	13	18
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	61.90	38.6%		Vle	IVe	16	8	12
1301	Bayard fine sandy loam, 3 to 6 percent slopes	25.66	16.0%		IVe	IIIe	50	16	25
1327	Bayard fine sandy loam, 0 to 3 percent slopes	7.77	4.8%		IIIe	Ile	52	20	22
Weighted Average					5.13	3.74	30.9	*n 11.9	*n 17

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A map showing the Dix Irrigated Farm area. A red arrow points to the farm. The map includes labels for Potter, Historic 2, SLGG, and SIDN. A scale bar indicates 10 units. A small box with the number 8 is visible.

