



# Sloan AgLand

*www.SloanAgLand.com*  
**Farm & Ranch Real Estate Sales**  
190500 Hwy. 71  
Gering, NE 69341

*Licensed in Nebraska  
& Wyoming*

**Jerry Sloan**

*Broker/Owner  
(308) 631-5520*

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## **Kimball County Land For Sale**

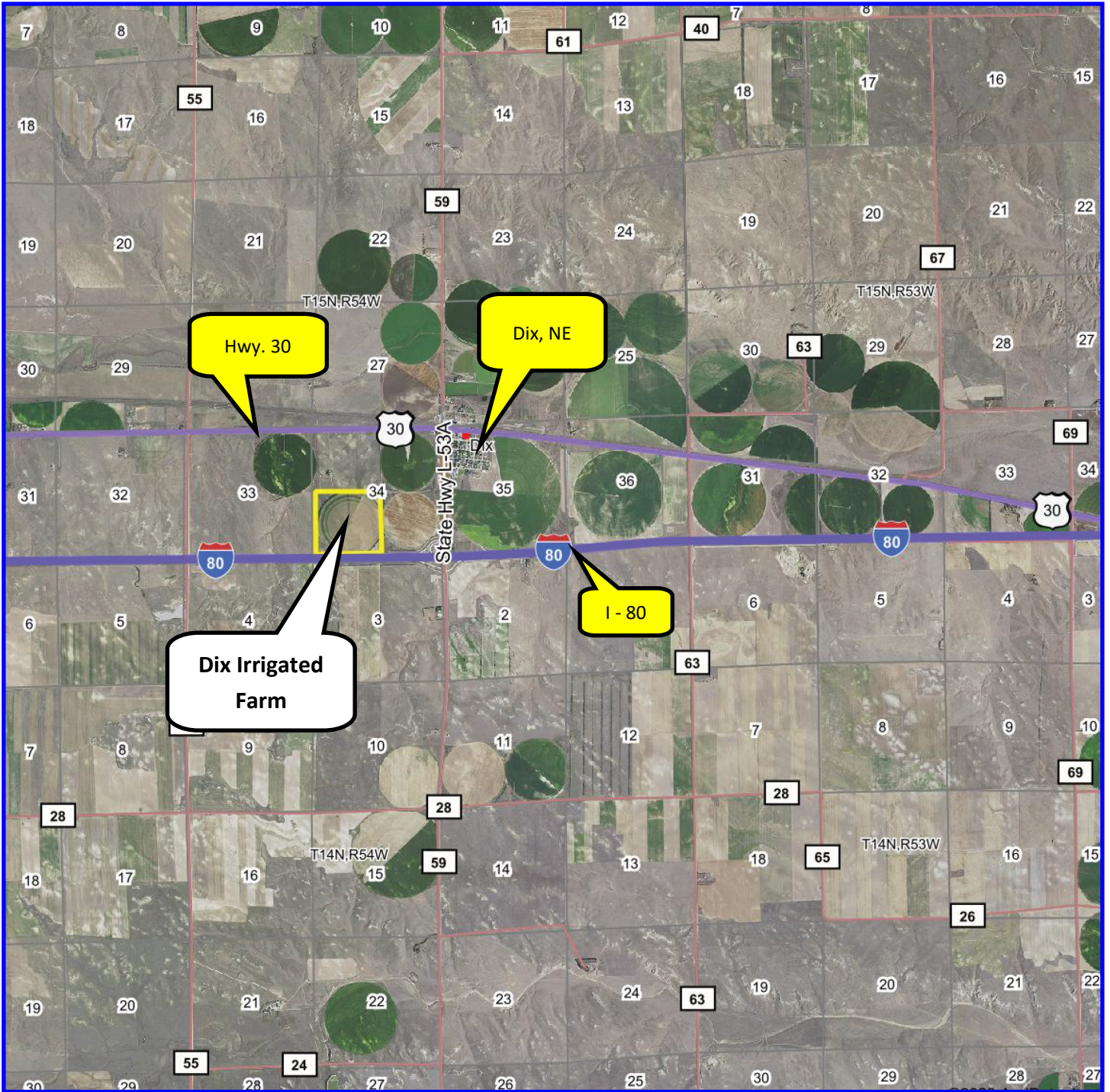


**Dix Irrigated Farm**

**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 \$805,000 = \$5,000/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

# Dix Irrigated Farm Area Map



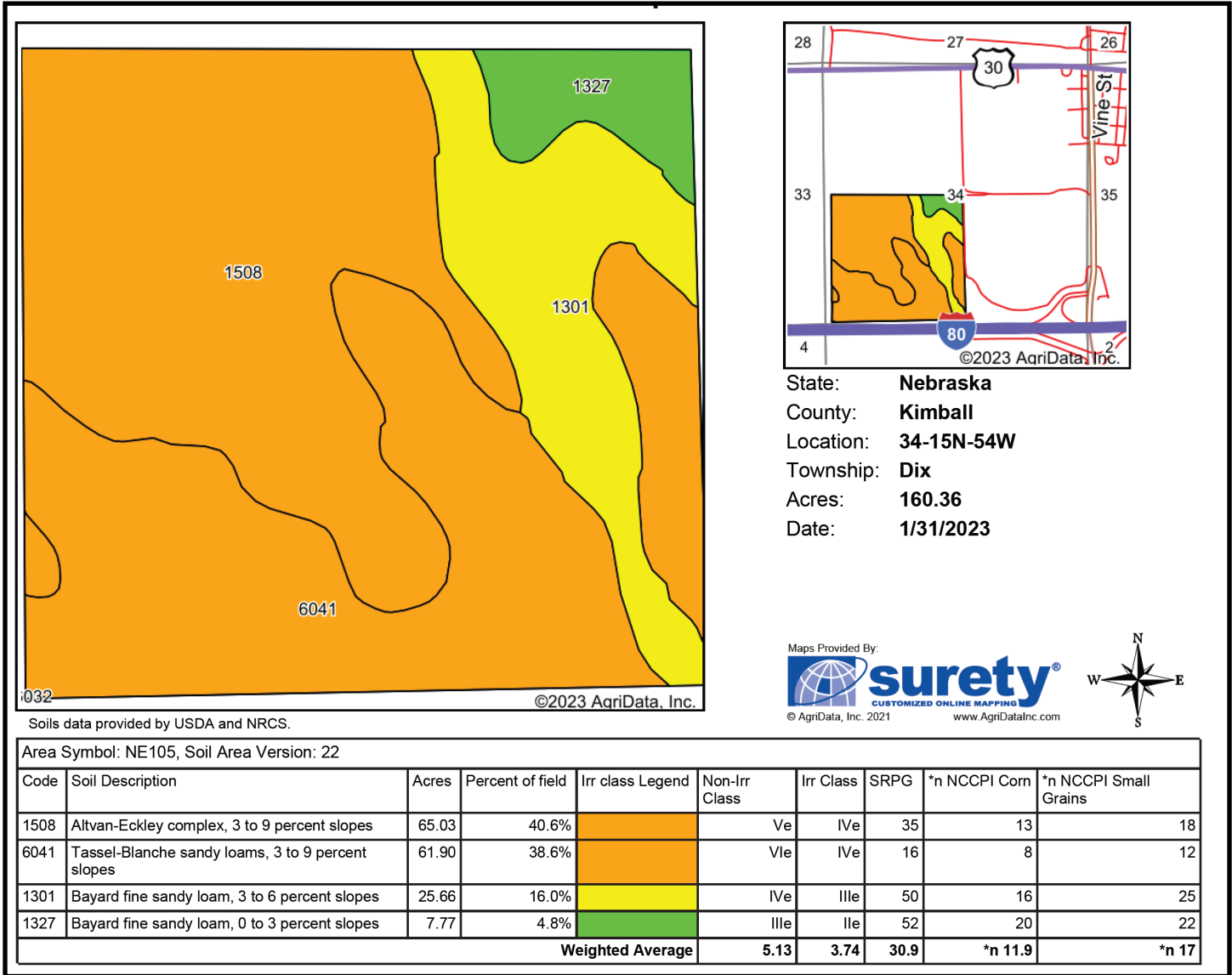
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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



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# Nebraska Panhandle Road Map

