



Jerry Sloan

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Sloan AgLand

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Farm & Ranch Real Estate Sales

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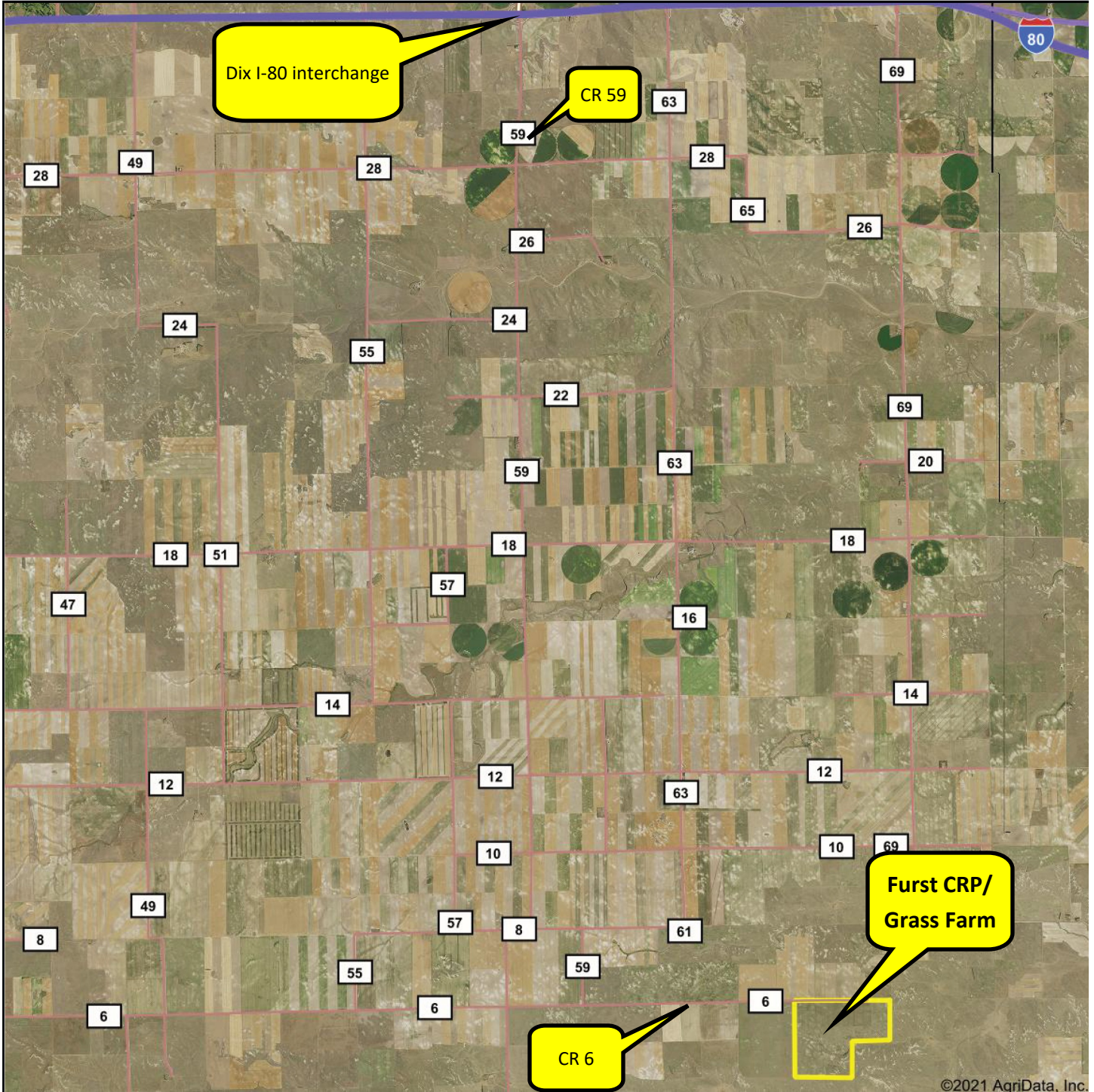
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Kimball County Land For Sale

Furst CRP/Grass Farm

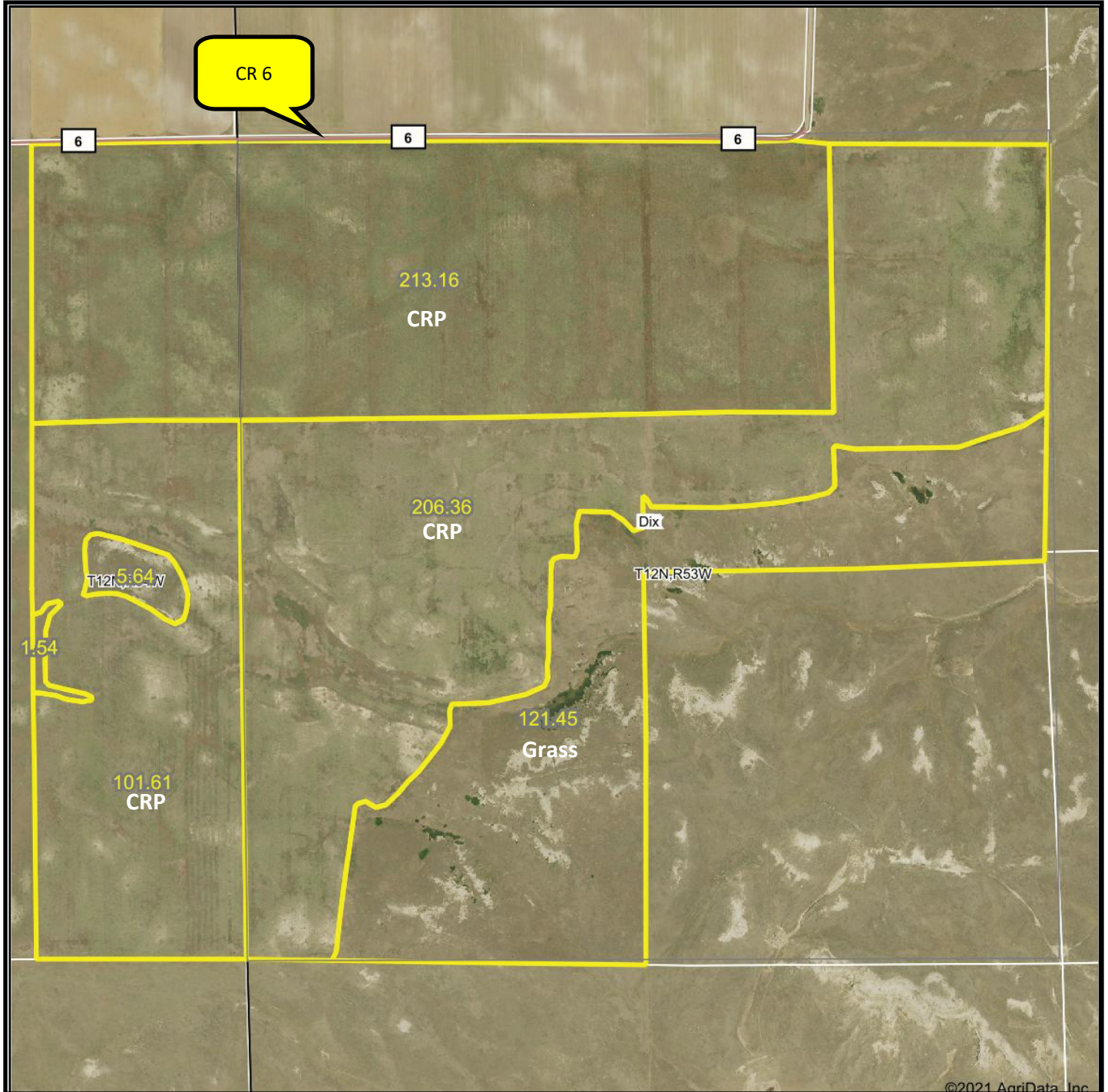
- ◆ **658 acres for sale** 13 miles south of the Dix, Nebraska I-80 interchange on CR 59 to CR 6, then east 3.7 miles. The farm is on the south side of CR 6.
- ◆ **FSA info:** This farm is signed up for a new CRP contract starting 10-1-2020 to 9-30-2030 with annual payment of \$10,778 (\$20.68/acre x 521.18 acres).
- ◆ **Nebraska Open Fields & Waters** program payment for 2021 is \$2,261.
- ◆ **2020 Real Estate Taxes:** \$3,113.18
- ◆ **Soils:** The CRP/farmland soils consist of 52.9% Rosebud-Canyon loams, 1 to 3% slopes; 44.3% Tassel-Blanche sandy loams, 3 to 9% slopes.
- ◆ **Legal Description:** W1/2 & NE1/4 Section 7-T12N-R53W; E1/2E1/2 Section 12-T12N-R54W of the 6th P.M., Kimball County, Nebraska.
- ◆ **Asking Price is \$279,650 = \$425/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

Furst CRP/Grass area map



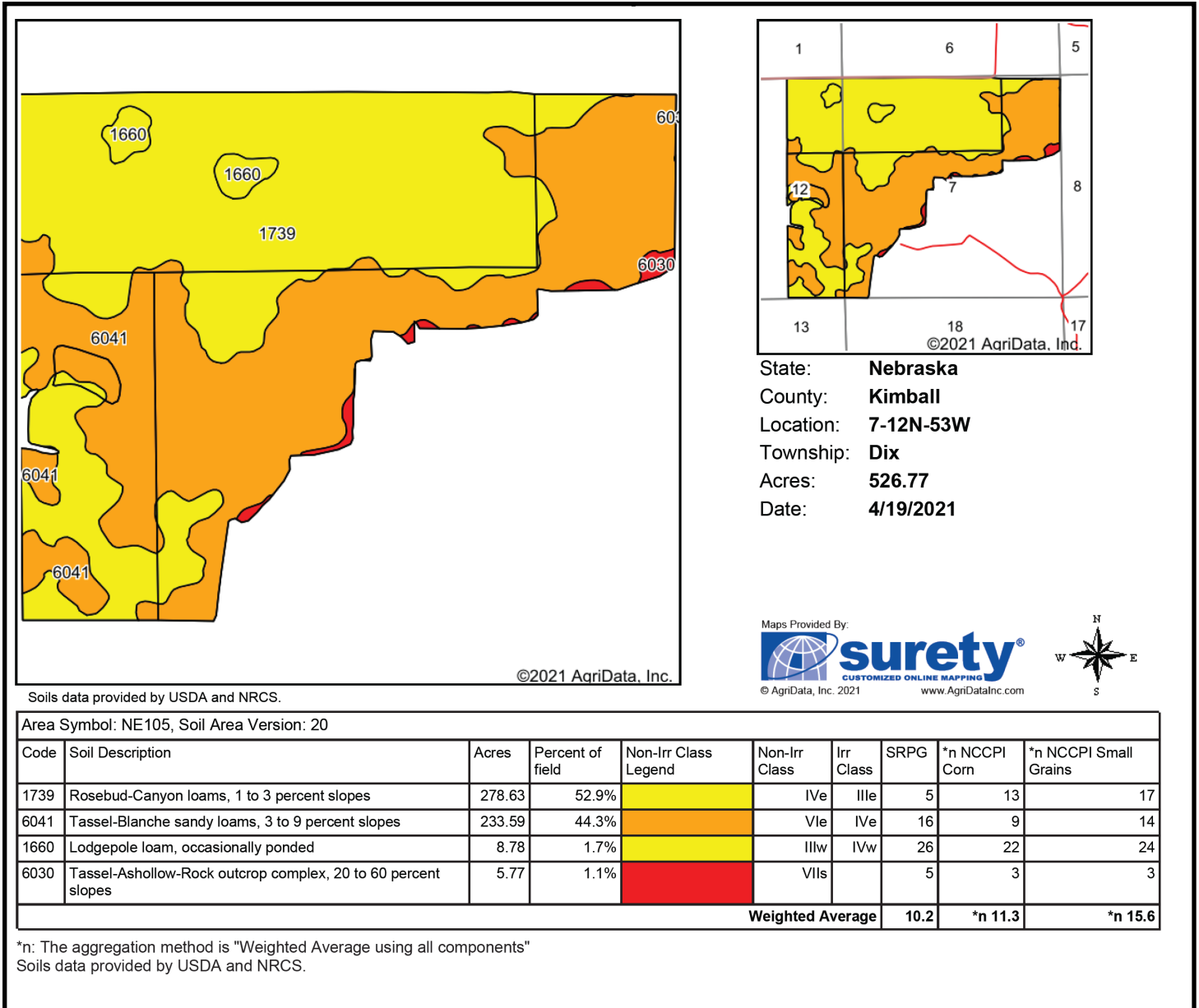
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Furst CRP/Grass aerial map



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Furst CRP soils map



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Nebraska Panhandle Road Map

