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Sloan AgLand

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Farm & Ranch Real Estate Sales

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& Wyoming

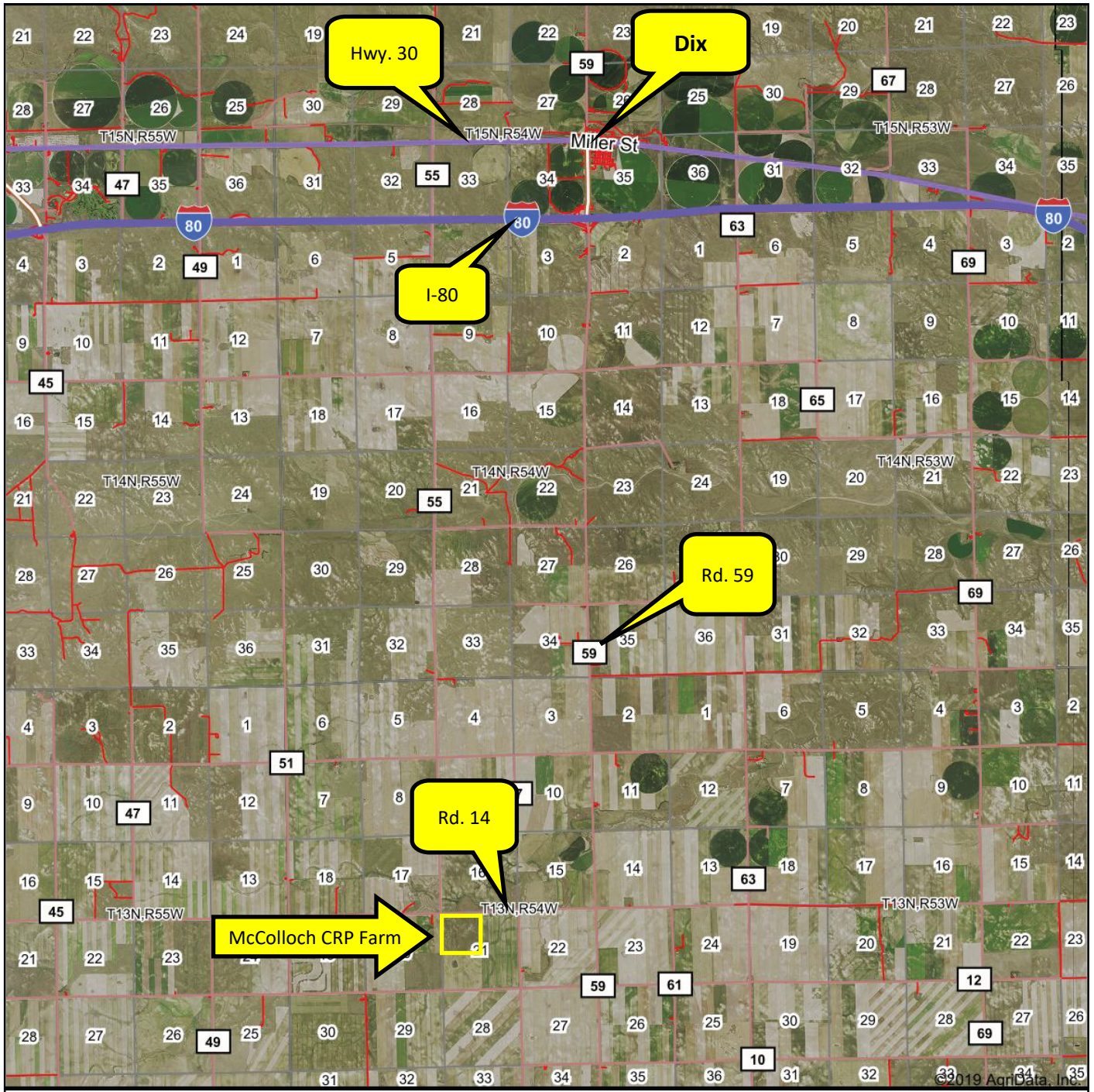
Kimball County Land For Sale

McColloch CRP Farm



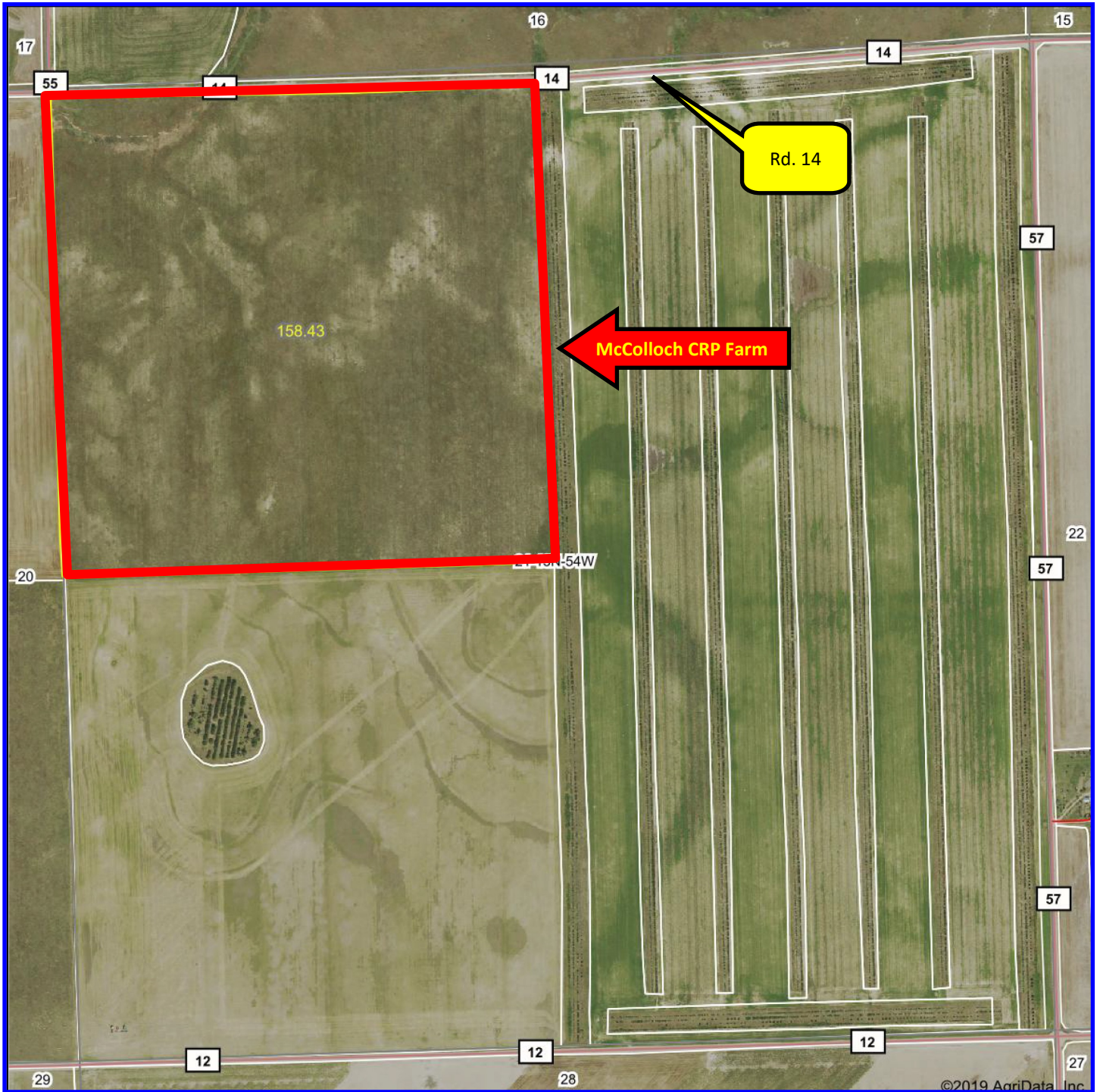
- ◆ **161 dryland acres** with 158.43 acres in the Conservation Reserve Program (CRP) expiring 9-30-2030. This farm is located 10 miles south of Dix, Nebraska on Rd. 59 to Rd. 14, then 1.5 miles west on Rd. 14. The property is on the south side of Rd. 14.
- ◆ **FSA info:** This farm is signed up for a new CRP contract starting 10-1-2020 to 9-30-2030 with annual payment of \$3,110 (\$19.63/acre).
- ◆ **2019 Real Estate Taxes:** \$883.48
- ◆ **Soils:** 50.2% Class VI Tassel-Blanche sandy loams, 3 to 9% slopes; 44.1% Class IV Rosebud-Canyon loams, 1 to 3% slopes; 5.7% Class V Brownson-Rosebud-Canyon loams, 0 to 3% slopes.
- ◆ **Legal Description:** NW1/4 Section 21-T13N-R54W of the 6th P.M., Kimball County, Nebraska.
- ◆ **Asking Price is \$76,475 = \$475/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

McColloch CRP Farm area map



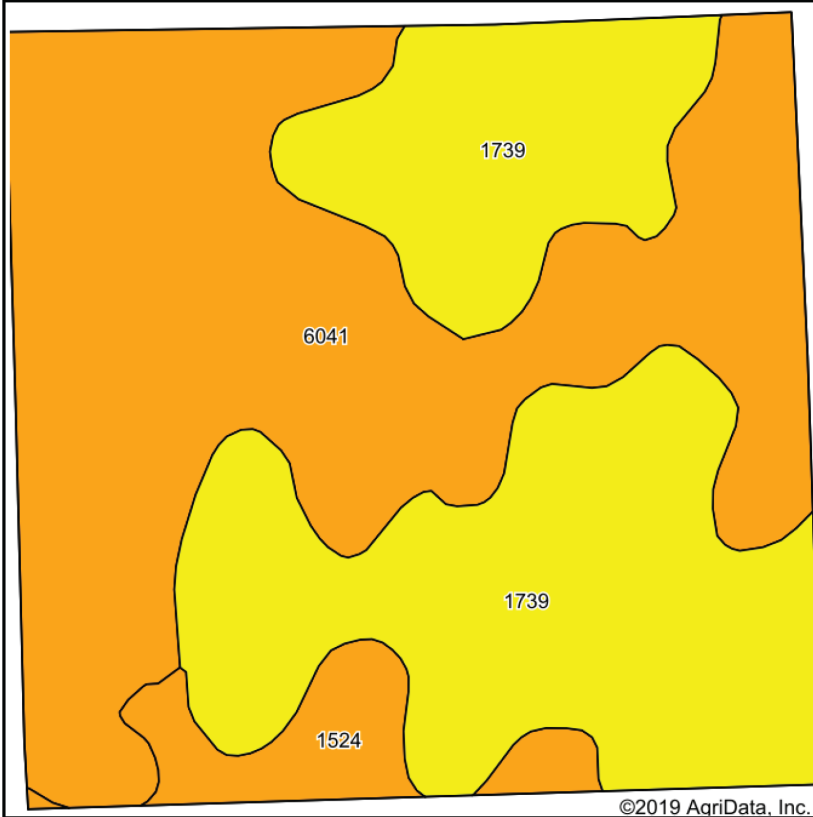
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

McColloch CRP Farm aerial map

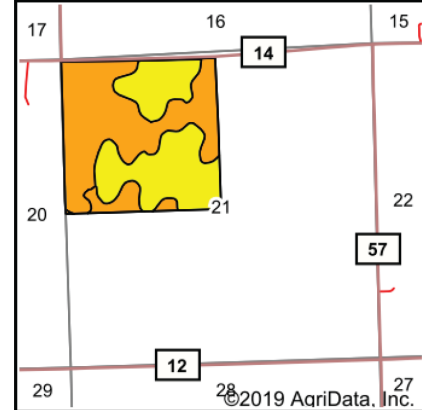


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McColloch CRP Farm soils map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Kimball**
 Location: **21-13N-54W**
 Township: **Dix**
 Acres: **158.43**
 Date: **5/12/2020**

Maps Provided By:

 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 |
| 6041 | Tassel-Blanche sandy loams, 3 to 9 percent slopes | 79.56 | 50.2% | | Vle | IVe | 16 | 6 | 9 |
| 1739 | Rosebud-Canyon loams, 1 to 3 percent slopes | 69.87 | 44.1% | | IVe | IIIe | 5 | 10 | 16 |
| 1524 | Brownson-Rosebud-Canyon loams, 0 to 3 percent slopes | 9.00 | 5.7% | | Vs | IIIe | 17 | 10 | 15 |
| Weighted Average | | | | | | | 11.2 | *n 8 | *n 12.4 |

*n: The aggregation method is "Weighted Average using major components"
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Nebraska Panhandle Road Map

