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Sloan AgLand

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Farm & Ranch Real Estate Sales

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& Wyoming

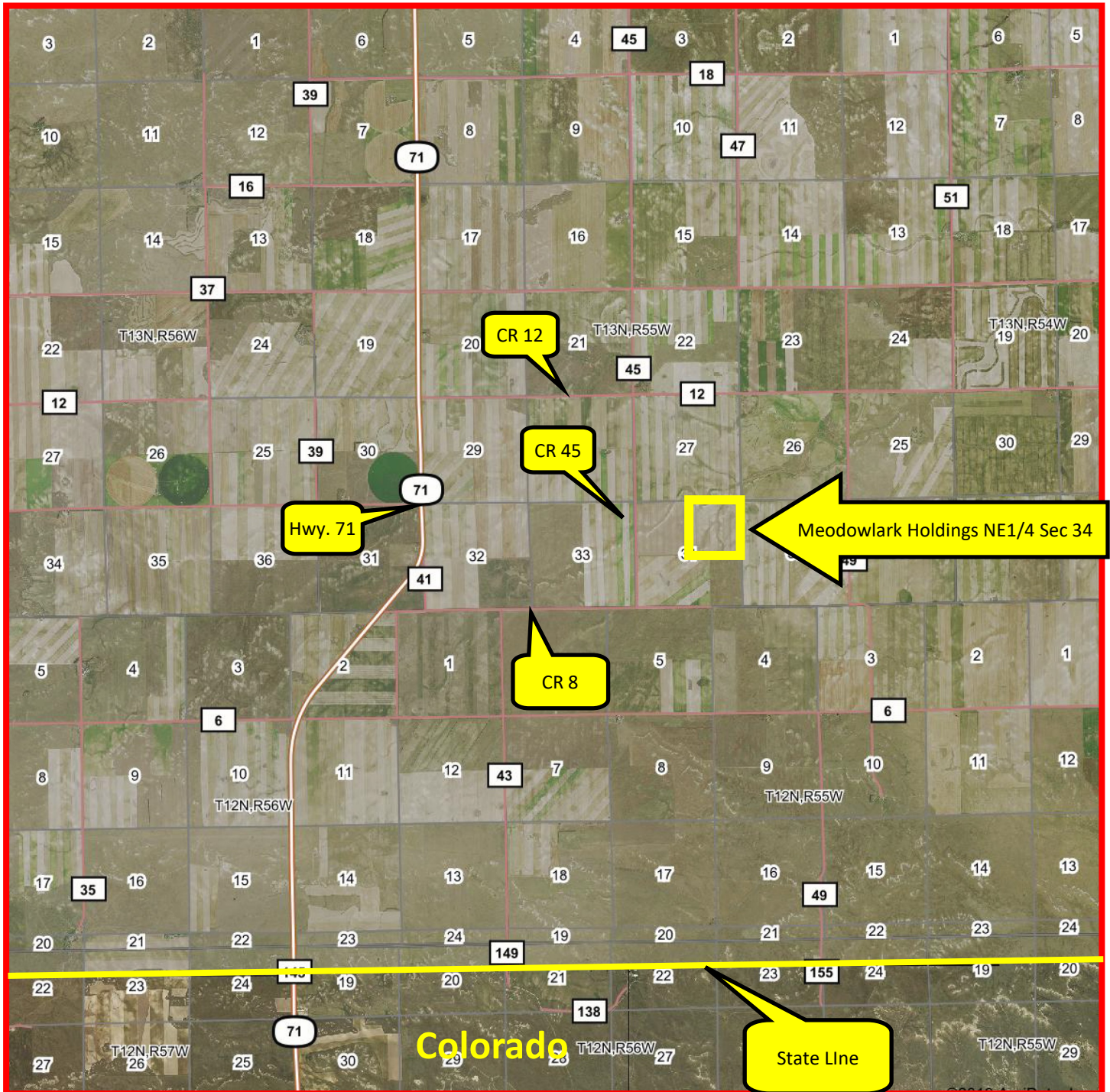
Kimball County Land For Sale

Meowlark Holdings, LLC - NE1/4 Section 34-T13N-R55W **Dryland Farm**



- ◆ **157+/- acres of Dryland For Sale** 13 miles southeast of Kimball, Nebraska. The farm is 1 mile south of CR 12 or 1 mile north of CR 8 on CR 45, then 1/2 mile east on trail road to the northwest corner of the farm.
- ◆ **FSA Info:** 158.05 cropland acres; Wheat Base = 140.4 acres with 29 bu. PLC Yield; Corn Base = 17.62 acres with 94 bu. PLC Yield.
- ◆ **2019 Real Estate Taxes:** \$809.36
- ◆ **Soils:** 47.8% Class V Brownson-Rosebud-Canyon loams, 0 to 3% slopes; 43.2% Class VI Tassel-Blanche sandy loams, 3 to 9% slopes; 8.9% Class III Rosebud-Hemingford loams, 0 to 1% slopes.
- ◆ **Legal Description:** NE1/4 Section 34-T13N-R55W of the 6th P.M., Kimball County, Nebraska.
- ◆ **Asking Price is \$78,500 = \$500/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com

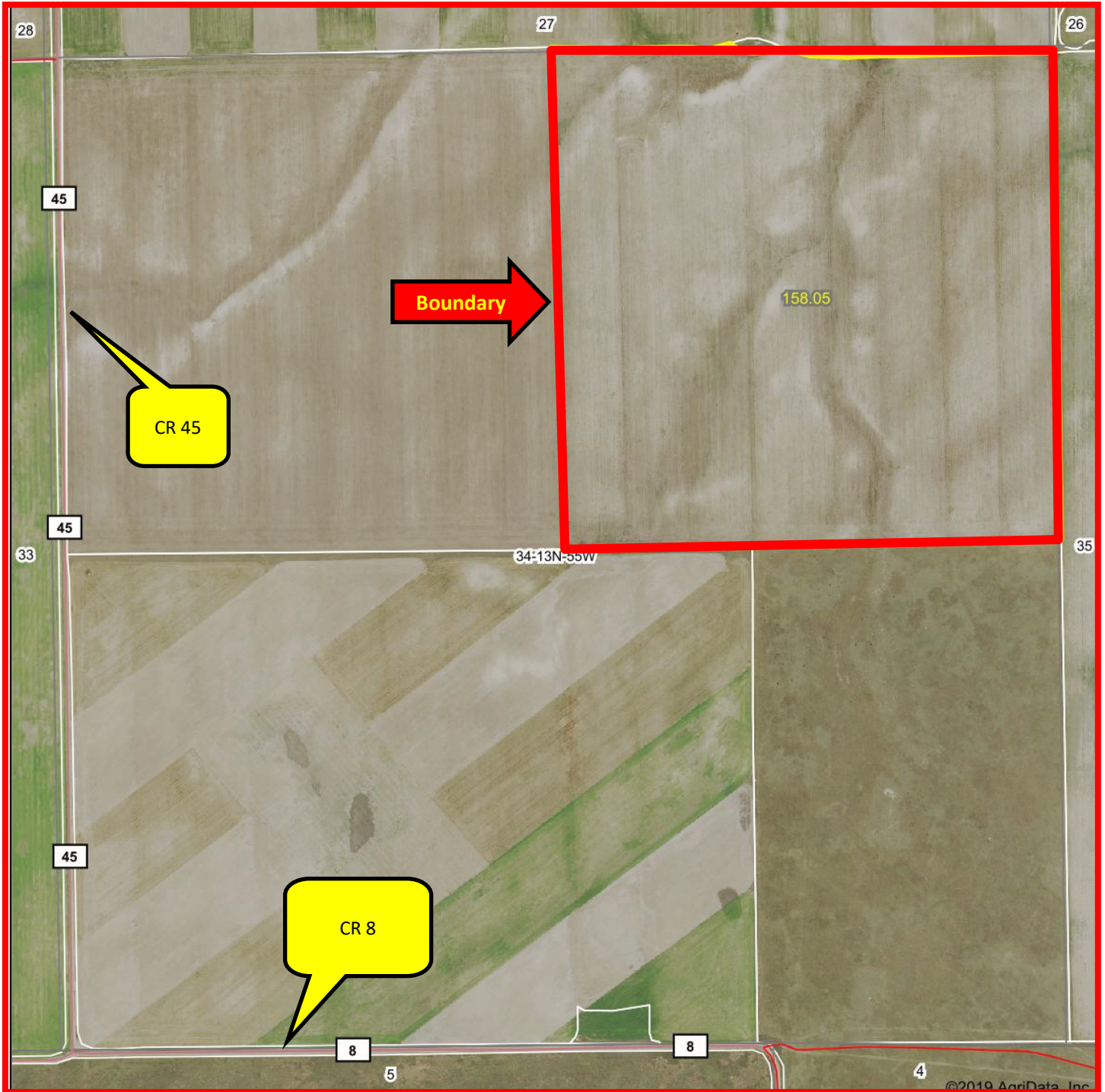
Meowlark Holdings, LLC NE1/4 Section 34 area map



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.

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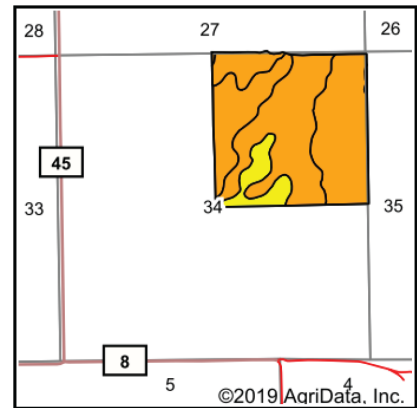
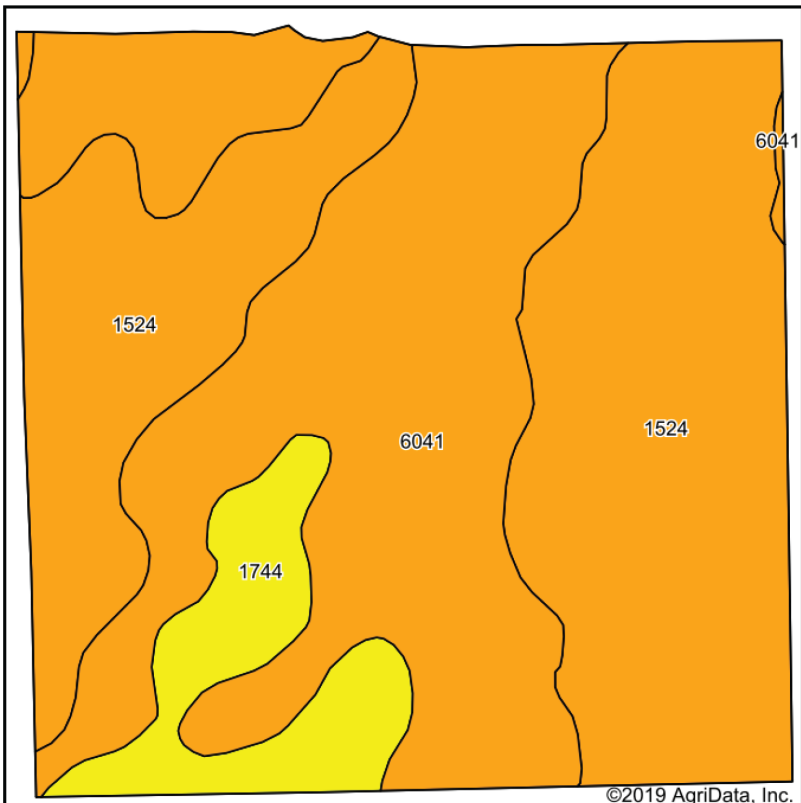
FSA map



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Meowlark Holdings, LLC - NE1/4 Section 34-T13N-R55W

soils map



State: **Nebraska**
 County: **Kimball**
 Location: **34-13N-55W**
 Township: **Antelope**
 Acres: **158.05**
 Date: **2/10/2020**



Soils data provided by USDA and NRCS.

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
1524	Brownson-Rosebud-Canyon loams, 0 to 3 percent slopes	75.59	47.8%		Vs	Ille	17	10	15
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	68.35	43.2%		Vle	IVe	16	6	9
1744	Rosebud-Hemingford loams, 0 to 1 percent slopes	14.11	8.9%		Illc	Ils	39	16	25
Weighted Average							18.5	*n 8.8	*n 13.3

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

