



Jerry Sloan

Broker/Owner
(308) 631-5520

Jerry@SloanAgLand.com

Sloan AgLand

www.SloanAgLand.com

Farm & Ranch Real Estate Sales

190500 Hwy. 71
Gering, NE 69341

Licensed in Nebraska
& Wyoming

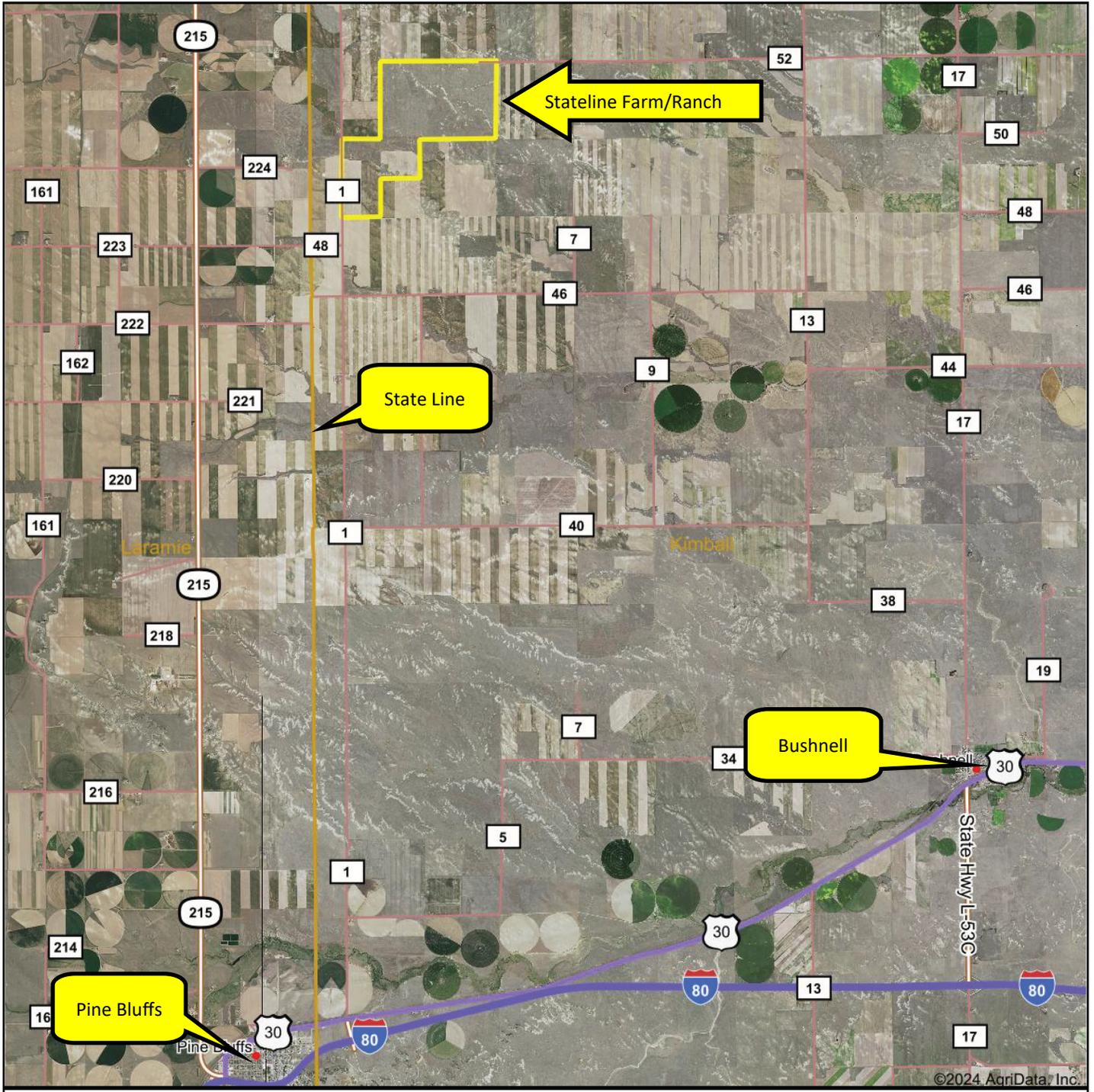
Kimball County Land For Sale

Stateline Farm/Ranch



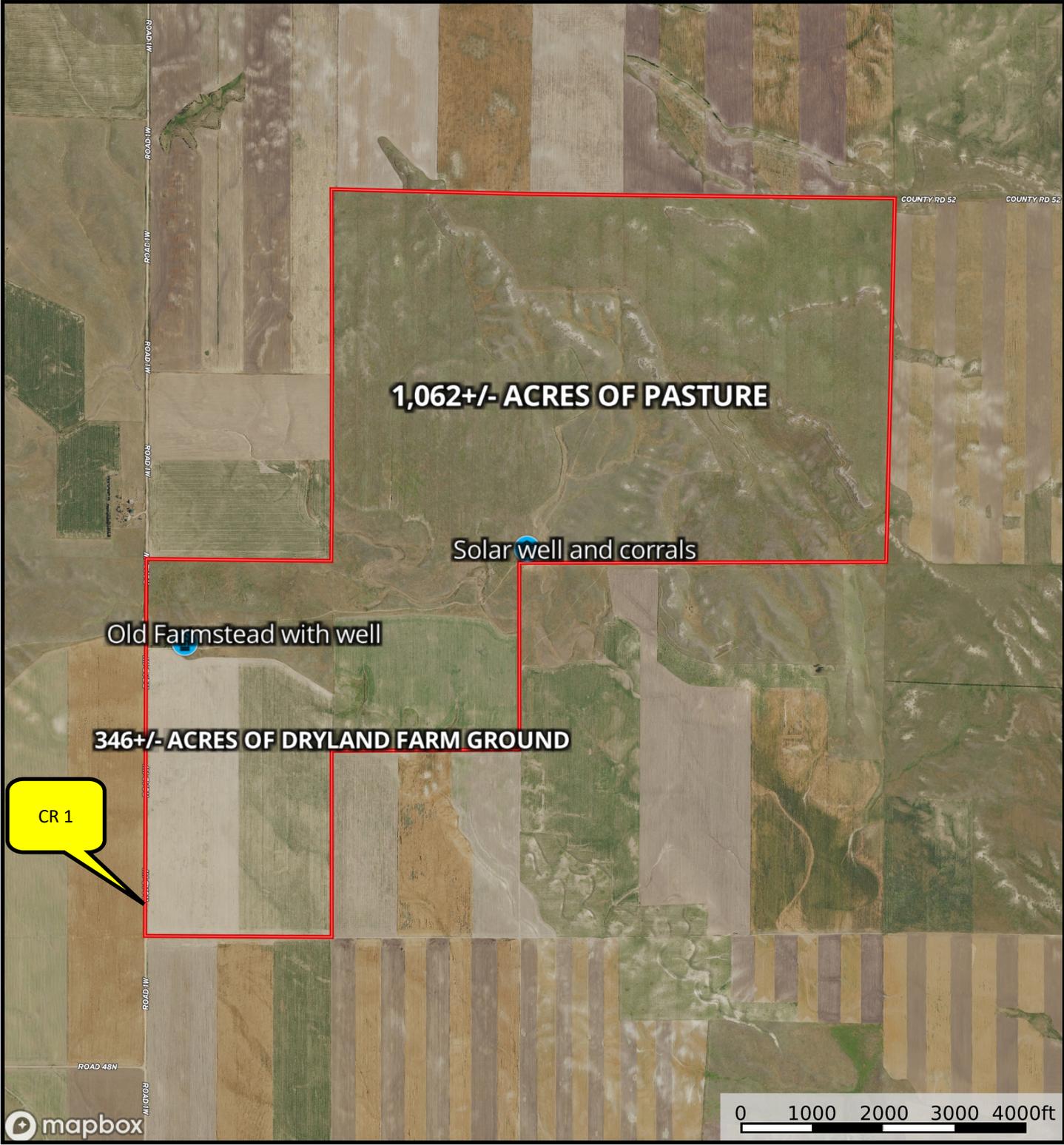
- ◆ **1,420 acres** located approximately 10.5 miles north of Pine Bluffs, Wyoming on the Nebraska side of the border.
- ◆ **Improvements:** 1 submersible pump with hydrant at farmstead and 1 solar panel with submersible pump in the pasture. The corrals are owned by the current tenant.
- ◆ **Kimball County Assessor Info:** 349.85 dryland acres; 1,062.01 grass acres; 4.5 acres farmstead; 4.04 acres roads.
- ◆ **2023 real estate taxes** - \$7,724.24.
- ◆ **Legal Description:** All of Section 18 – T16N – R58W of the 6th P.M. E1/2 of Section 13, N1/2 & SW1/4 of Section 24 – T16N – R59W of the 6th P.M., Kimball County, Nebraska.
- ◆ **Asking Price is \$1,125,000 = \$792/acre.**
- ◆ **Co-Listing Agent:** Jerry Sloan, (308) 631-5520; Email: Jerry@SloanAgLand.com
- ◆ **Co-Listing Agent:** Jeff Garrett, #1 Properties Ranch & Recreation, Cheyenne, Wyoming, (308) 672-6334; Email: JeffGarrett@ranchandrecreation.com

Stateline Farm/Ranch Area Map



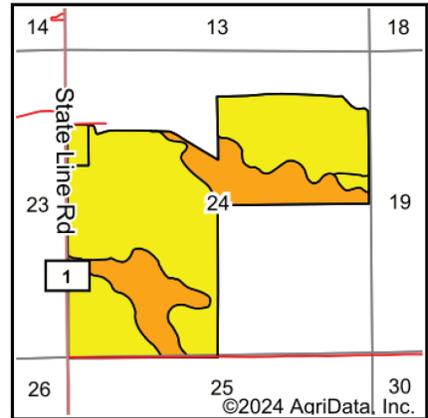
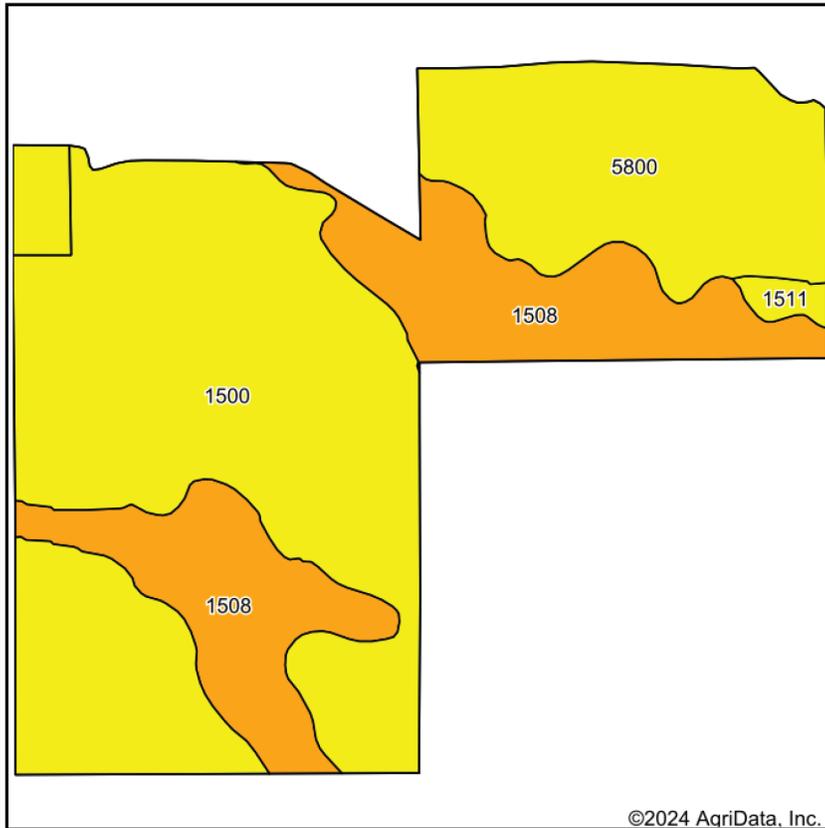
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as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

Stateline Farm/Ranch Aerial Map



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Stateline Farm/Ranch Soils Map



State: **Nebraska**
 County: **Kimball**
 Location: **24-16N-59W**
 Township: **Bushnell**
 Acres: **346.47**
 Date: **3/25/2024**

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Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: NE105, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains		
1500	Altvan fine sandy loam, 1 to 3 percent slopes	185.60	53.6%			IIIe	44	14	34		
1508	Altvan-Eckley complex, 3 to 9 percent slopes	84.85	24.5%		Ve	IVe	35	13	27		
5800	Albinas-Cheyenne loams, rarely flooded	72.85	21.0%			IIIc	48	17	40		
1511	Altvan-Satanta fine sandy loams, 1 to 3 percent slopes	3.17	0.9%			IIIe	52	17	38		
Weighted Average							3.49	3.03	42.7	*n 14.4	*n 33.6

*n: The aggregation method is "Weighted Average using all components"

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Nebraska Panhandle Road Map

