

LAND AVAILABLE

EXXON ROAD

KIMBALL COUNTY

NEBRASKA

LISTING #17020

\$100,000

148.69
ACRES M/L



KIMBALL COUNTY, NEBRASKA

Peoples Company is pleased to represent the 148.69 acres m/l of Kimball County, Nebraska land. Located four miles southwest of Kimball, NE, and along Interstate 80, this property offers a strong ROI through the Conservation Reserve Program (CRP). Currently, the property has 136.82 acres enrolled in the Conservation Reserve Program (CRP). The program is enrolled into CP25 (Rare & Declining Habitat) expiring in 2027 with an annual payment of \$3,769 (\$27.55 Per Acre). The primary soil types are Tassel-Blanche Complex and Tassel-Blanch Sandy loams. This farm is located southwest of Kimball in Section 9 of Antelope Township in Kimball County, Nebraska.

The oil, gas, and other minerals rights are not included with the property. All oil field equipment is owned by Evertson Companies. The domestic water well on the property is also owned by Evertson Companies.





LEGAL DESCRIPTION

All that part of the E 1/2 of Section 9 lying north of the Interstate 80 Right of Way, Township 14 North, Range 56 West of the 6th P.M. Kimball County, NE. Exact legal description to come from Title Commitment. The exact legal description is to be taken from Title Abstract.


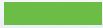

Sign On Property: Yes
 Parcel Number: 530162499
 School District: Kimball Public Schools
 General Area: Southwest of Kimball
 Net Taxes: \$821.08
 Possession: At Closing
 Terms: Cash, Conventional

DIRECTIONS

From Kimball, head south on Highway: 71 / Road 41E for 2.5 miles until reaching Road 28 S. Turn right (west) on Road 28 S for 3 miles until reaching Road 35. Turn right (north) on Road 35 for 1 mile until reaching Interstate Xing Road. Turn left (north) on Interstate Xing Road for 0.20 miles until reaching Exxon Road. Turn left (west) on Exxon Road for 5 miles. The farm is on the north side of Exxon Road.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class * C
6032	Tassel-Blanche complex	94.05	39.9%		Vls
6041	Tassel-Blanche sandy loams	39.16	38.0%		Vle
1739	Rosebud-Canyon loams	3.61	11.8%		Ille
Weighted Average				5.92	



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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SCAN THE QR CODE
TO VIEW THIS LISTING
ONLINE!

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