

VNK TRUST



***308 Acres of good Kimball County, Nebraska grass
Some of the best grazing in the area. Half mile
North of US HWY # 30 within six miles of Kimball***

Premier Properties

1942 East D

Torrington, Wyoming

307-532-4447

www.wyo-realestate.com

VNK Trust

Pastures of this size and located near to a paved highway are few and far between. This pasture according to Kimball County Nebraska contains approximately 308.753 deeded Acres. A Kimball County Road borders the East side and the West side of this pasture. There is electrical service to the property at the pumping oil well.

The grasses that are present in the well sodded pasture are different types of Wheat Grasses, Needle grass, Buffalo Grass, Black root and a variety of Tall Sand Grass.

LOCATION: West of Kimball, Nebraska on US Highway 30 approximately five miles to County Road 29W, then North nearly a mile to the Southeast corner of the Property.

STOCK WATER: The present owner has a contract with the Natural Resources District to drill and install a new well which will be completed by the 2015 grazing Season. The current well is not adequate during dry summers for the amount of livestock that can graze the property. A new, deeper well will provide more than enough water for the amount of cattle that will be grazing the pasture.

MINERAL RIGHTS: There are no available mineral rights. The operating oil well which is Located on the property is owned by another company and no money is paid to the owners of the surface rights

POSSESSION: January 1, 2015 or after the 2014 grazing season

LEGAL DESCRIPTION: TOWNSHIP 15 NORTH, RANGE 56 WEST, KIMBALL COUNTY,
Section 30: N2, Less 10.99 Ac Tract

REAL ESTATE TAXES: \$983.66

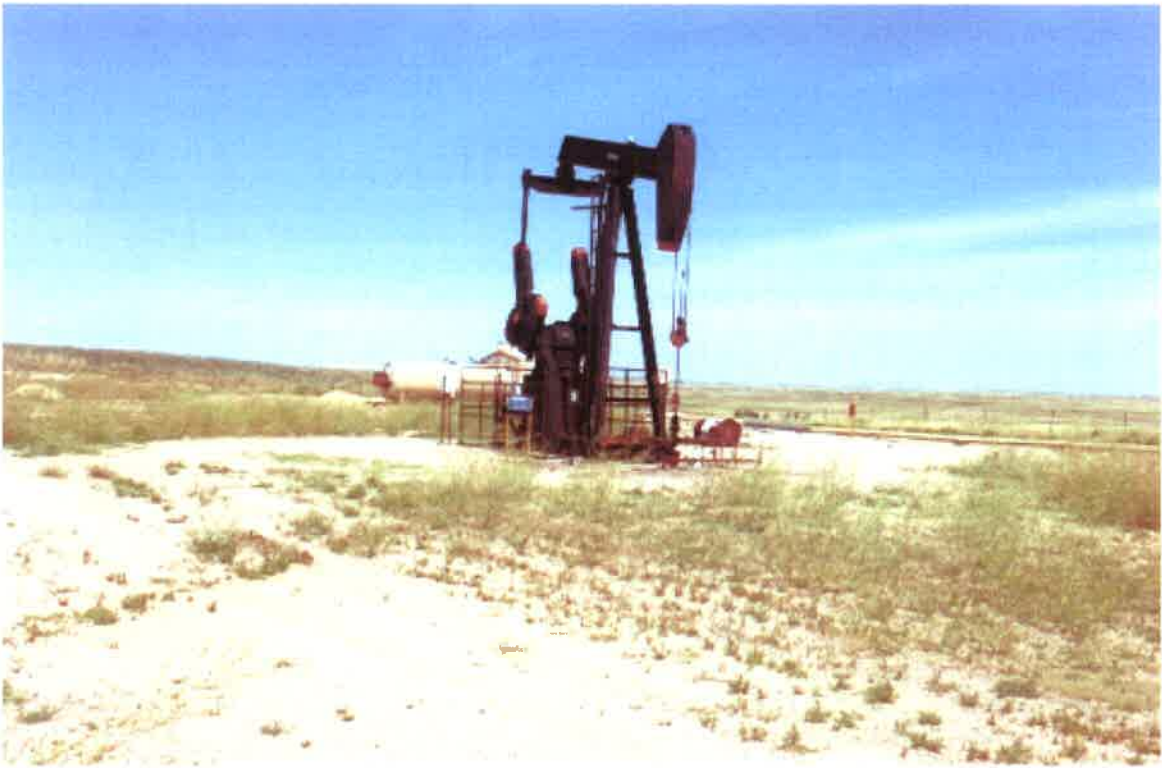
LISTING PRICE: \$185,000.00

LISTING AGENT: Bob Van Newkirk 307-532-1596 bob@wyo-realestate.com
Seller is a relative of the Listing Agent.

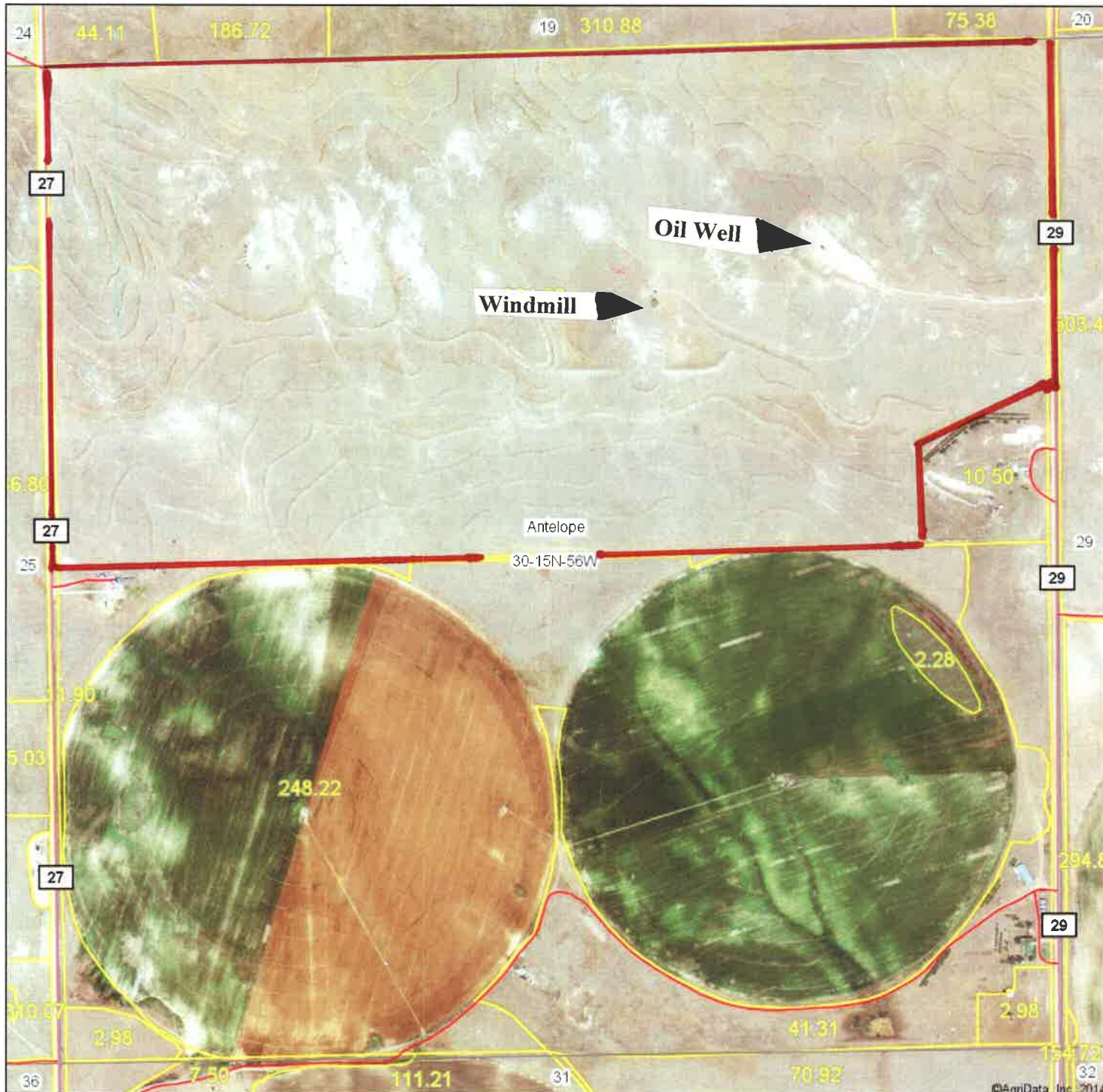
Premier Properties
1942 East D Street
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Aerial Map



Premier Properties

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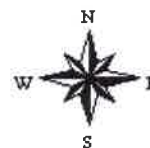
Maps Provided By



30-15N-56W
Kimball County
Nebraska

map center: 41° 14' 31.08, 103° 47' 15.76

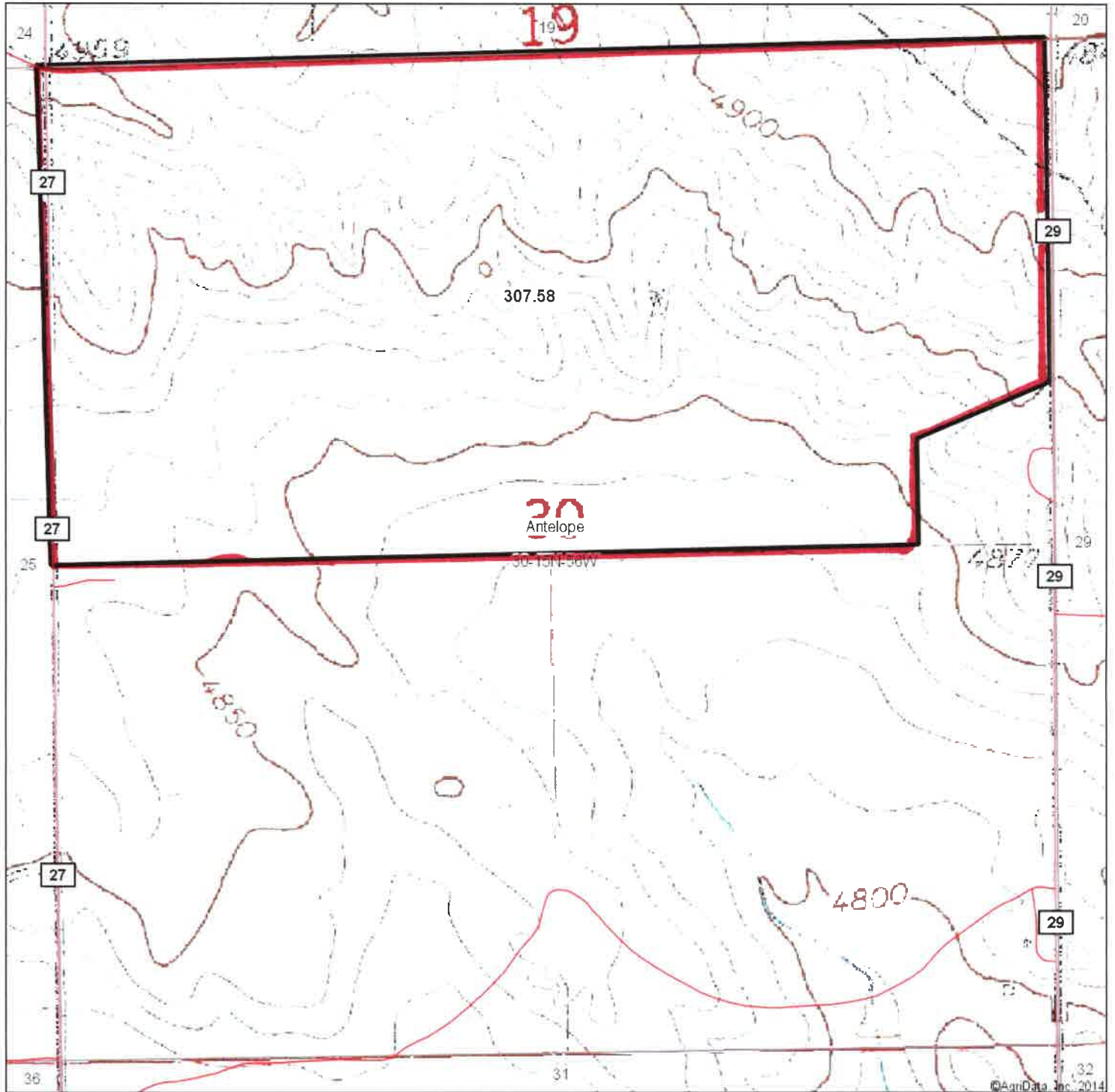
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8/12/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map



Premier Properties

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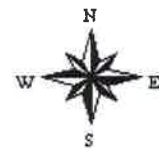


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30-15N-56W
Kimball County
Nebraska

map center: 41° 14' 31.16, 103° 47' 15.76

scale: 9455



8/12/2014

Field borders provided by Fam Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.