

RJ CRP/Hunting
TBD CR 86
Hemingford, NE 69348

\$161,500
146.58± Acres
Box Butte County



RJ CRP/Hunting
Hemingford, NE / Box Butte County

SUMMARY

Address

TBD CR 86

City, State Zip

Hemingford, NE 69348

County

Box Butte County

Type

Farms, Hunting Land

Latitude / Longitude

42.339904 / -103.388857

Taxes (Annually)

\$754

Acreage

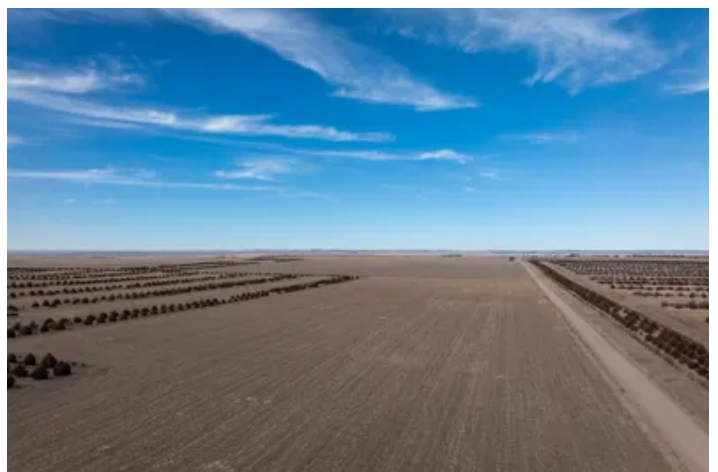
146.58

Price

\$161,500

Property Website

<https://www.ranchandrecreation.com/property/rj-crp-hunting-box-butte-nebraska/110172/>



PROPERTY DESCRIPTION

Property Overview

RJ CRP/Hunting presents an opportunity to purchase a western Nebraska property that combines annual CRP income, productive dryland farm ground, and quality wildlife habitat. Located approximately 16.5 miles west of Hemingford, Nebraska, this 146.58-acre property offers a balance of recreation and investment potential.

The property features 54.56 acres enrolled in the Conservation Reserve Program under the CP5A Tree Planting and Windbreak practice. Established shelterbelt plantings create excellent wildlife cover while generating dependable annual income. The balance of the property consists of productive dryland farm ground that may provide additional lease income opportunities.

For buyers seeking a manageable-sized hunting property with income-producing characteristics, RJ CRP/Hunting offers a unique opportunity in western Nebraska. The property consists of 146.58 acres according to county records.

CRP Income

Approximately 54.56 acres are enrolled in the Conservation Reserve Program under the CP5A Tree Planting/Windbreak practice. The contract currently generates annual payments of \$3,276 and remains in effect through September 30, 2027.

The established shelterbelts provide important conservation benefits while creating exceptional habitat for deer, pheasants, grouse, and other wildlife.

CRP Highlights

- 54.56 CRP Acres
- CP5A Tree Planting/Windbreak Practice
- Annual Payment: \$3,276
- Contract Expiration: September 30, 2027
- Farm 4064, Tract 8159

Wildlife & Recreation

The extensive shelterbelt system is the defining feature of RJ CRP/Hunting. Multiple rows of mature trees divide the property and create excellent travel corridors, bedding cover, and protection from harsh winter weather.

Wildlife commonly found on and around the property includes:

- Mule Deer
- Whitetail Deer
- Pheasants
- Grouse

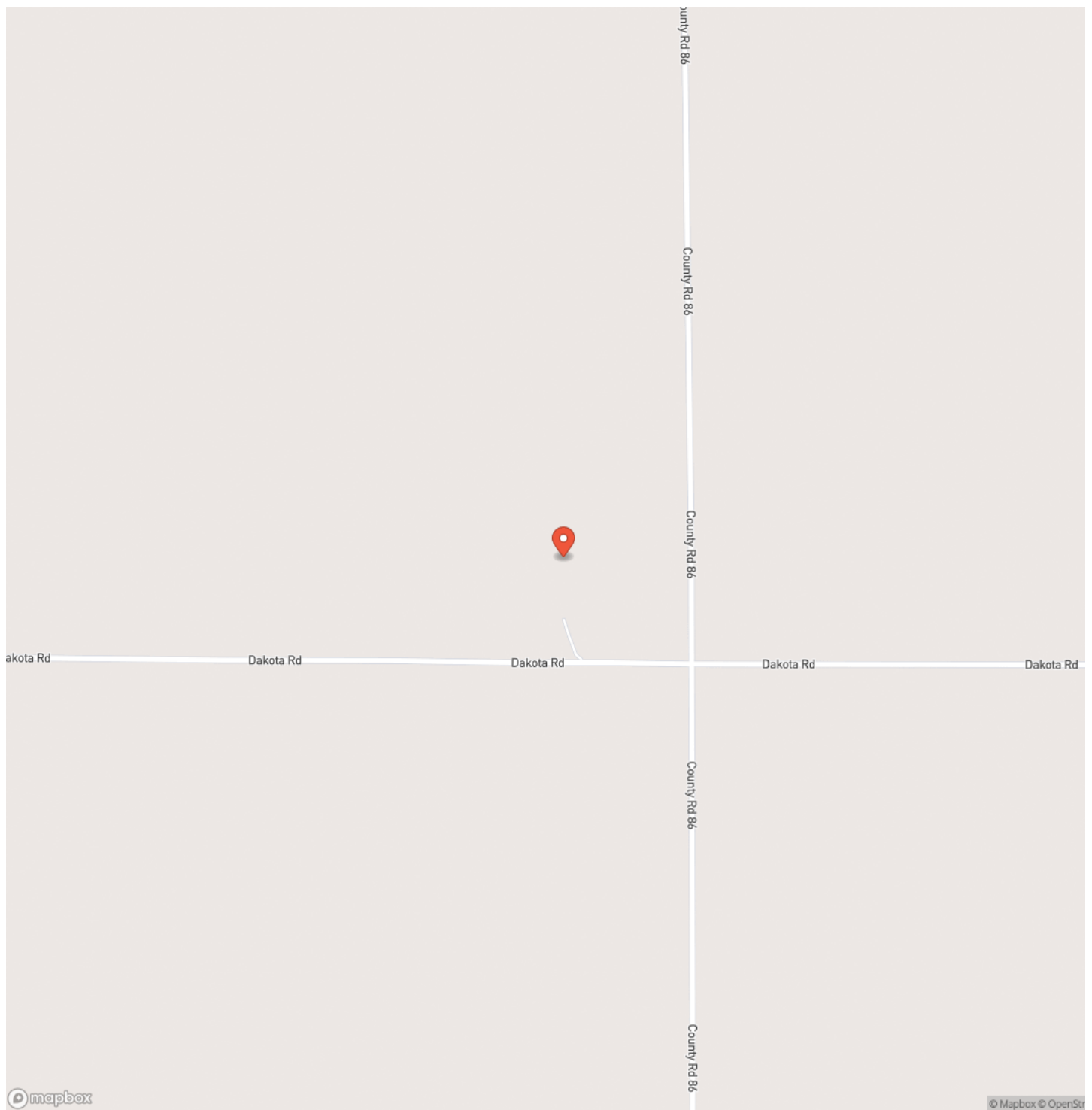
The combination of cropland, grass cover, and mature shelterbelts provides habitat that is increasingly difficult to find in western Nebraska's agricultural landscape. Hunters looking for an affordable recreational property with income potential will appreciate the habitat improvements already established on the property.

MORE INFO ONLINE:

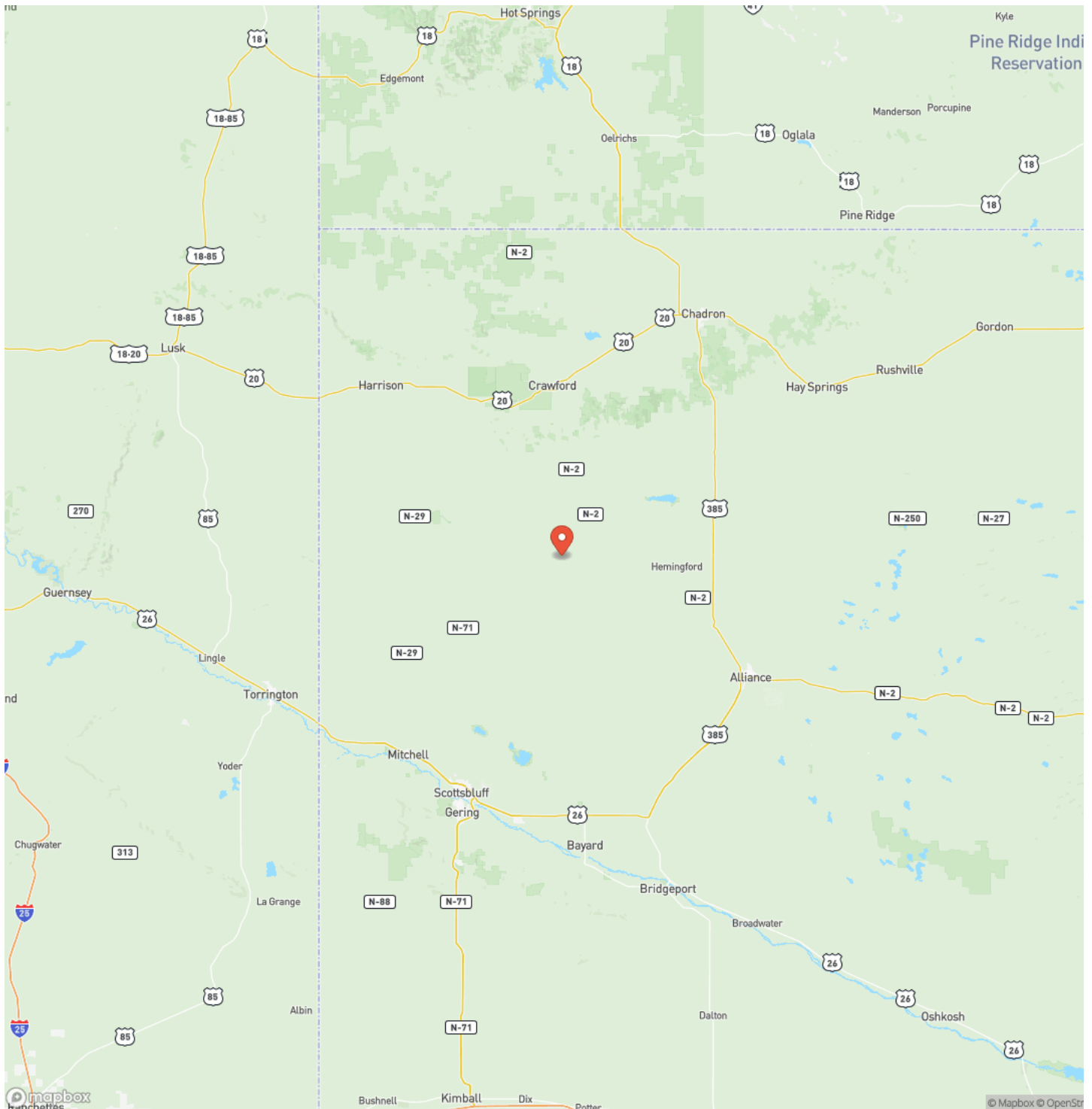
<https://www.ranchandrecreation.com/>



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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DISCLAIMERS

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#1 Properties Ranch & Recreation
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