

Leever CRP
TBD Road 54 N
Bushnell, NE 69128

\$237,500
315.230± Acres
Kimball County



Leever CRP
Bushnell, NE / Kimball County

SUMMARY

Address

TBD Road 54 N

City, State Zip

Bushnell, NE 69128

County

Kimball County

Type

Farms

Latitude / Longitude

41.373319 / -103.83121

Taxes (Annually)

1060.06

Acreage

315.230

Price

\$237,500

Property Website

<https://www.ranchandrecreation.com/property/leever-crp-kimball-nebraska/81115/>



Leever CRP
Bushnell, NE / Kimball County

PROPERTY DESCRIPTION

This CRP is located approximately 13 miles northwest of Kimball. This can be purchased with an additional 710.41 +/- acres listed as KDK CRP. The properites are in close proximity to each other and would make a great package deal bringin total acerage to 1025.64+/- . Offering an excellent opportunity to expand an existing farming operation in the future or begin your own. The proximity to Pine Bluffs and Kimball gives easy access to town and major services. The total acreage is 315.23 +/- , providing fertile soils and an excellent opportunity for future pasture or crop. Mule deer and antelope are just a few of the critters you'll see on the property. Located just minutes away from Oliver lake lends to great recreational opportunities. CRP is setup as follows:

Contract Acres	Price per Acre	Total Contract Payment	Expiration Date
211.15	\$41.00/ac	\$8,657.00	9/30/2028
7.61	\$30.49/ac	\$232.00	9/30/2026
69.17	\$30.49/ac	\$2,109.00	9/30/2031

The Land:

Total acreage: 315.23 +/-

CRP: 282.71 +/-

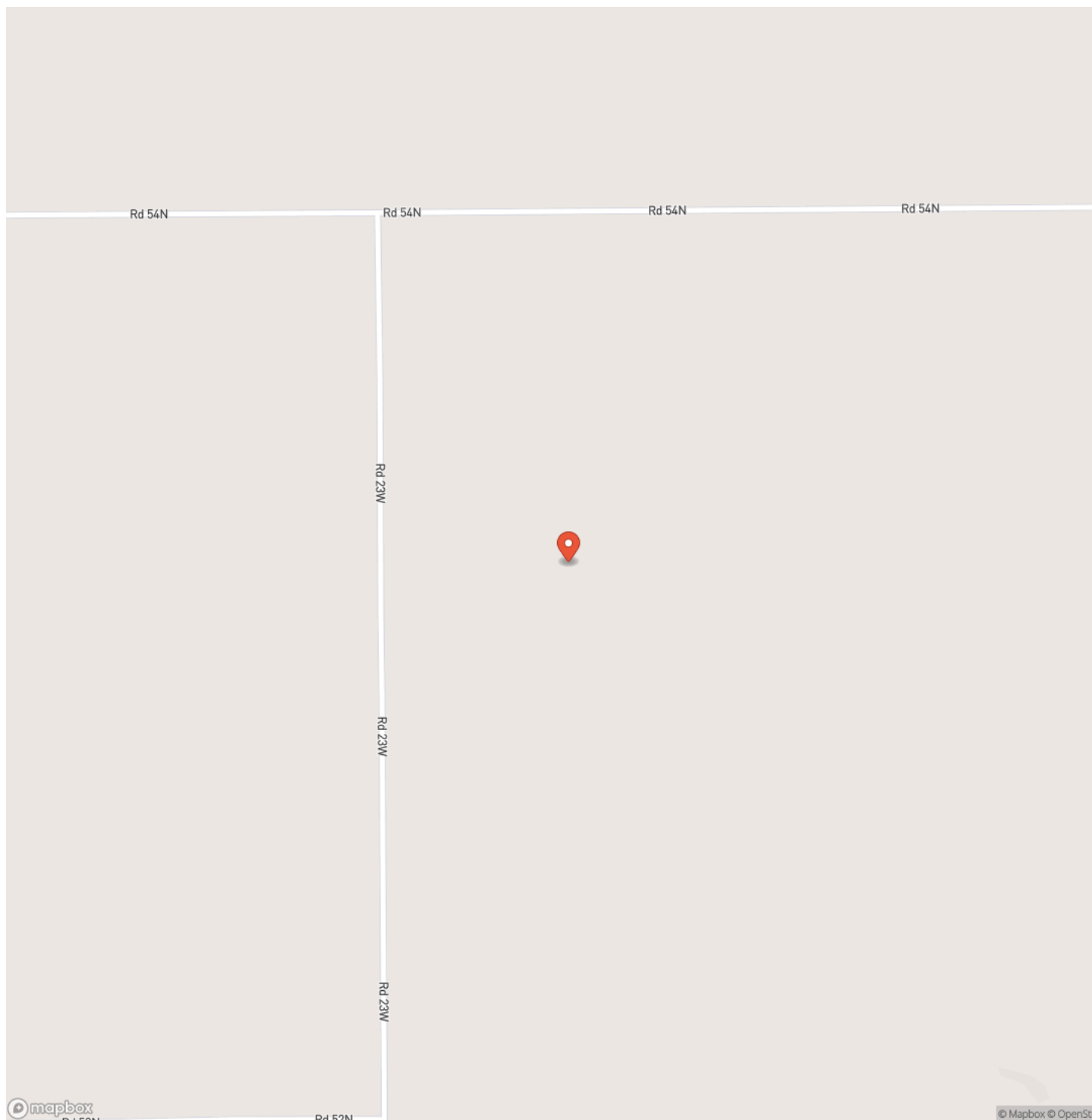
Grass: 23.57 +/-

Road: 5.95 +/-

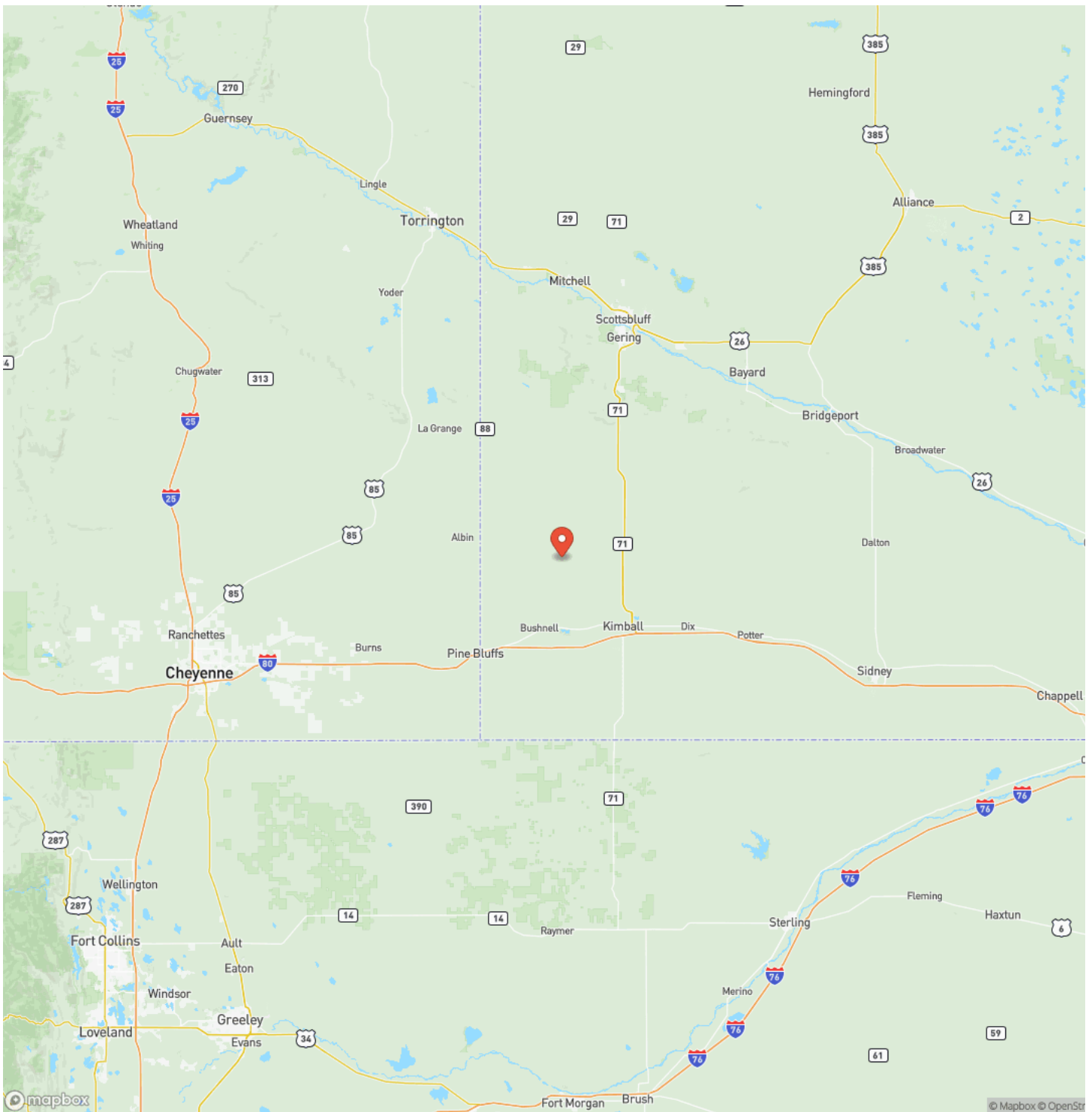
Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained by the County Assessor's website. The property is being sold by legal description and acreage amount stated for the property is approximate.



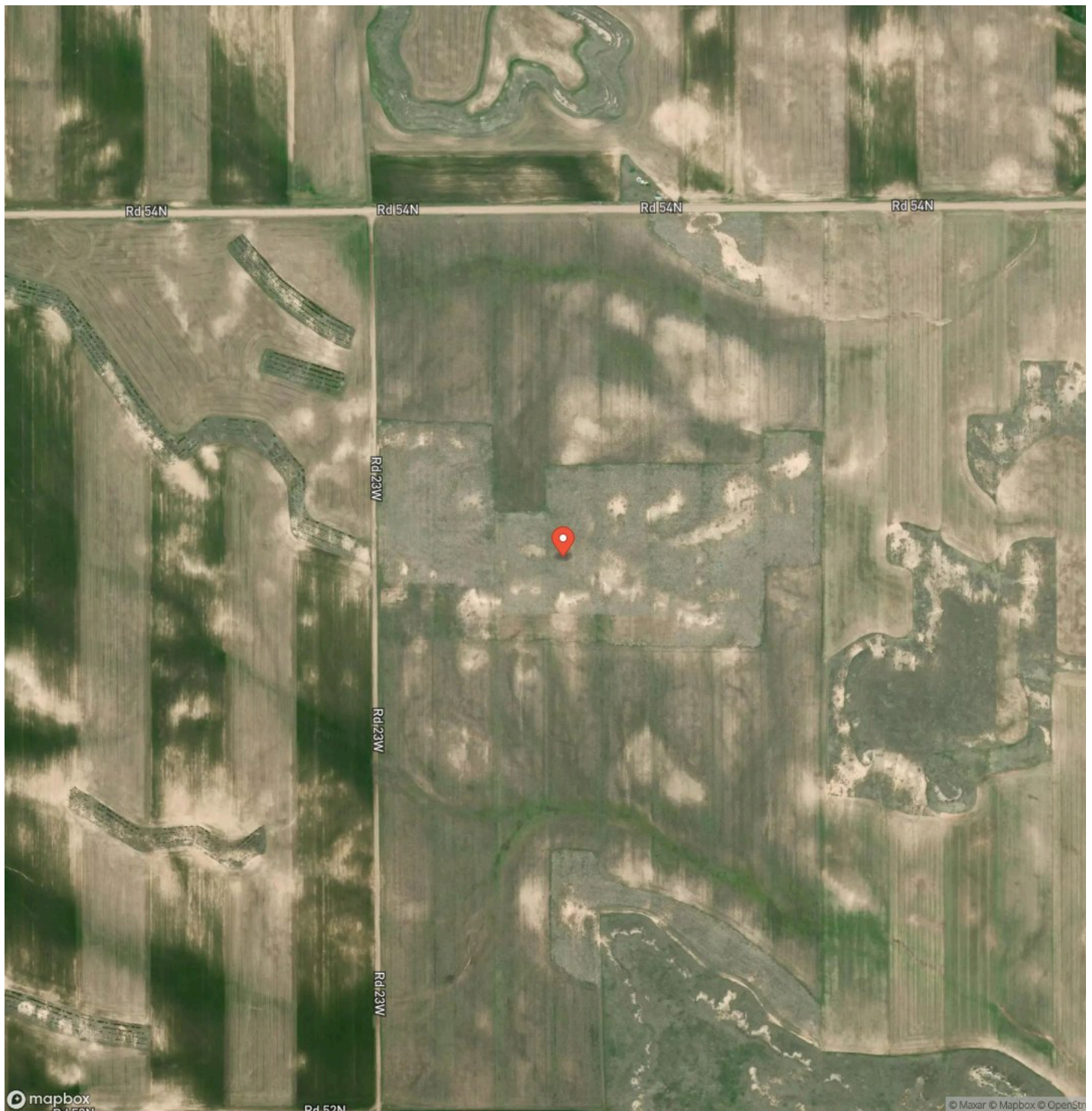
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Natacha Gaspar

Mobile

(307) 640-6915

Email

natacha@ranchandrecreation.com

Address

6106 Yellowstone Rd

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

- 1. Acreage and Survey:** Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate. Buyers are welcome to have a survey of the property at their expense as part of their due diligence process.
- 2. Soil Types and Crop Production:** Buyer is advised to consult with the Farm Service Agency and any other appropriate agencies regarding the soil types on the property and the kinds of crops and the amount of production that may be grown on and realized from the property.
- 3. Reassessment of the Property:** Buyer acknowledges that the property may be reassessed for real estate tax purposes after the Buyer purchases the property. Such reassessment may result in higher real estate taxes.
- 4. Conservation Reserve Program:** Buyer will assume any and all contracts (the "Contracts") related to participation in the Conservation Reserve Program ("CRP"), which provides payments to the landowner for taking farmland out of production for conservation and related purposes. Buyer agrees that it will assume or renew each of said Contracts, as required by the Farm Service Agency or Natural Resource Conservation Service office serving the county in which the real estate is located promptly upon closing. Buyer shall be solely responsible for, and will indemnify Seller, Seller's lessees and agents from, all fines, penalties, contract payment forfeitures, and other costs and expenses resulting from Buyer's failure to timely assume, renew, or comply with the terms of, said Contracts. The provisions of this paragraph shall survive closing, and buyer's obligations shall continue after closing until lawfully terminated.
- 5. Buyer will agree:** to continue the CRP through its expiration date.

#1 Properties Ranch & Recreation
6106 Yellowstone Rd
Cheyenne, WY 82009
(307) 236-8299
ranchandrecreation.com
