

**Nelson Retreat**  
4633 Road 1 W  
Bushnell, NE 69128

**\$675,000**  
71.180± Acres  
Kimball County





**Nelson Retreat**  
**Bushnell, NE / Kimball County**

---

**SUMMARY**

**Address**

4633 Road 1 W

**City, State Zip**

Bushnell, NE 69128

**County**

Kimball County

**Type**

Residential Property

**Latitude / Longitude**

41.324724 / -104.043338

**Taxes (Annually)**

3700

**Dwelling Square Feet**

2562

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

71.180

**Price**

\$675,000

**Property Website**

<https://www.ranchandrecreation.com/property/nelson-retreat-kimball-nebraska/84230/>



**PROPERTY DESCRIPTION**

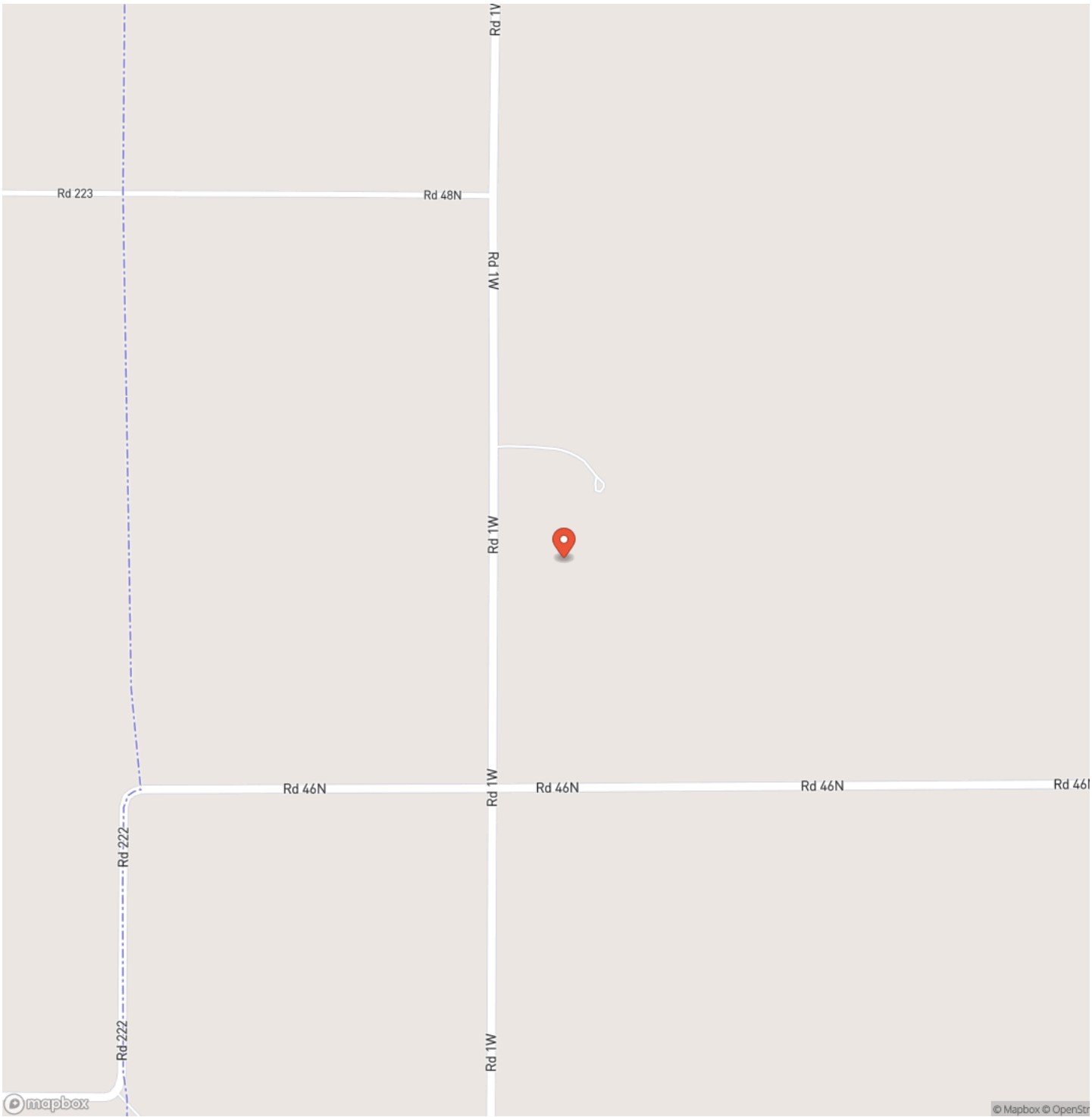
Welcome to your dream homestead - a beautifully updated home set on 71.18 +/- picturesque acres just 10 minutes from Pine Bluffs. Framed by mature trees and open pastures, this property is ideal for livestock, 4-H families, or anyone seeking the peace and purpose of country living. The stunning stucco home has been thoughtfully updated and features soaring ceilings that create a bright, open ambiance. The layout flows effortlessly between the large family room, open-concept dining area, and spacious kitchen, which boasts granite countertops and tiled floors. The bathrooms are equally refined with quality finishes and tasteful tilework. This 3-bed, 2-bath home includes central air and a massive walk-in closet in the primary suite. Outside, you'll find functional improvements that support rural living: a quonset, barn, fencing, and plenty of established grass for grazing. Whether you're raising cattle, keeping horses, or simply enjoying the space to breathe, this is a rare opportunity to own a true Nebraska home place with timeless appeal and modern comfort.

**Nelson Retreat**  
**Bushnell, NE / Kimball County**

---

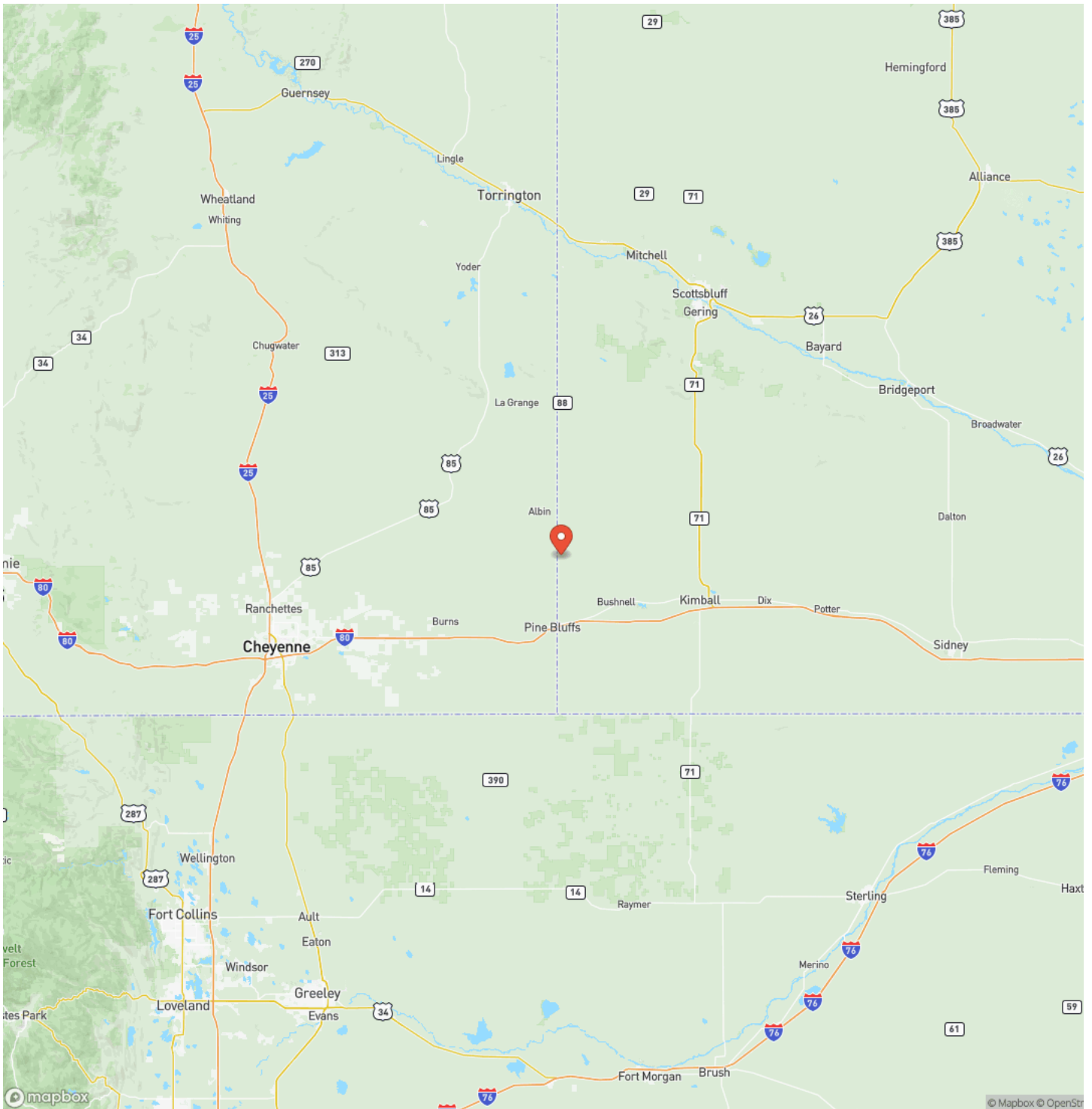


# Locator Map

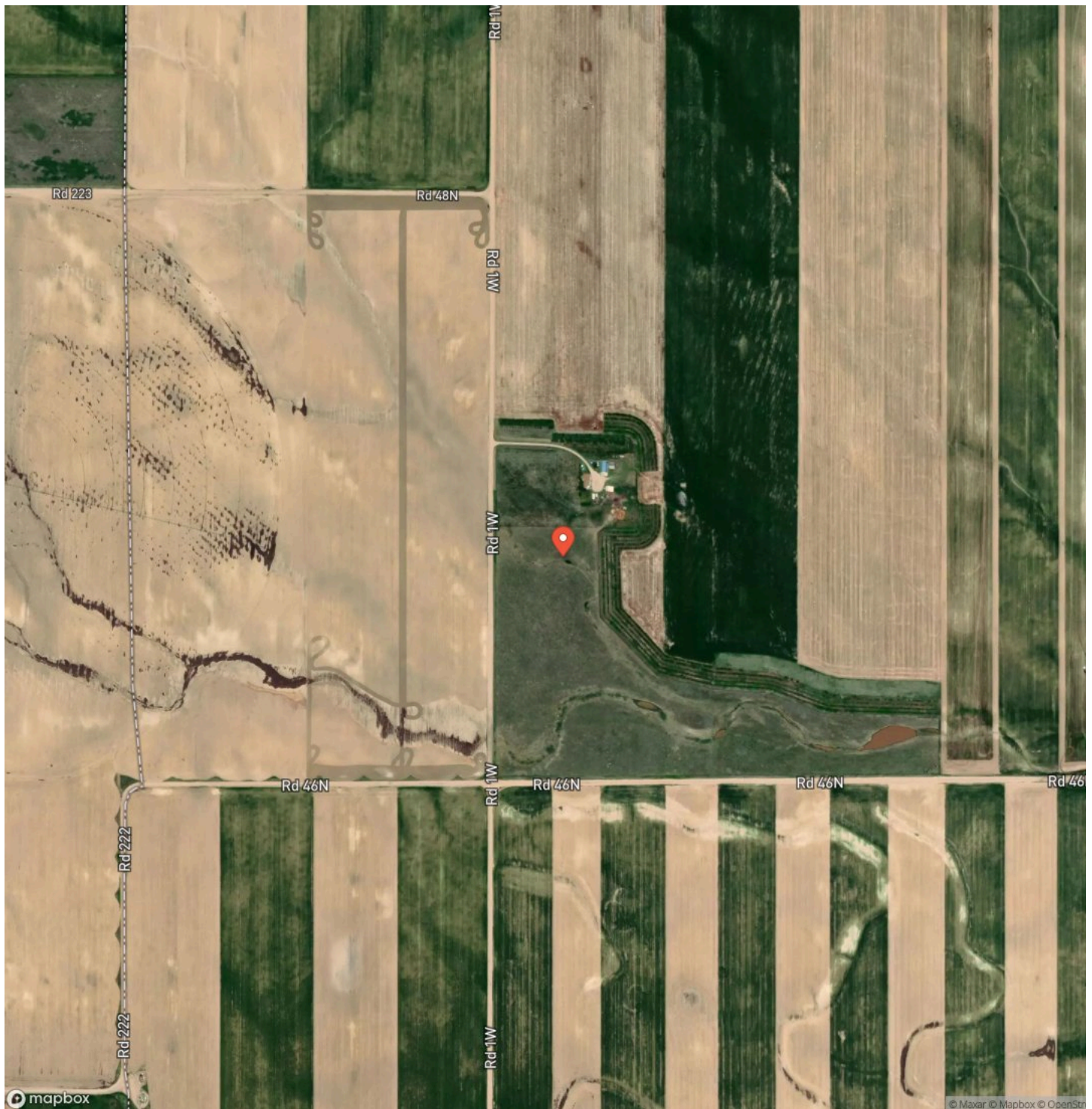




## Locator Map



## Satellite Map



**Nelson Retreat**  
**Bushnell, NE / Kimball County**

## 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

[illegible]



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

## **DISCLAIMERS**

**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.

**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.

**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.

---

**#1 Properties Ranch & Recreation**  
6106 Yellowstone Rd  
Cheyenne, WY 82009  
(307) 236-8299  
[ranchandrecreation.com](http://ranchandrecreation.com)

---