

WESTERN NEBRASKA

# Banner County Homestead



3570 COUNTY ROAD 35 | KIMBALL, NEBRASKA

40.21± ACRES | OFFERED AT \$399,000



Looking for an ideal hobby farm opportunity in Western Nebraska? Look no further! Located near Kimball and Harrisburg, this property features a charming house with two bedrooms, an attached two-car garage, a spacious family room with a fireplace and lots of great updates such as new windows and updated plumbing. Make the home your own with potential to add an additional bathroom on the main level and an unfinished basement that can accommodate two more bedrooms. Throughout the interior of the property, there are two expansive shops with electricity, a livestock barn with stalls and pipe runs, and hundreds of established trees providing wind and snow breaks. Thoughtfully divided into multiple pastures with well-maintained fences, there are currently 33 acres enrolled in the CRP program which yielded over 450 small bales of grass hay last year.



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