

Quarter Section of Cropland/Pasture near I80
Road 33W
Bushnell, NE 69128

\$149,000
162± Acres
Kimball County



**Quarter Section of Cropland/Pasture near I80
Bushnell, NE / Kimball County**

SUMMARY

Address

Road 33W

City, State Zip

Bushnell, NE 69128

County

Kimball County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.1722 / -103.7408

Taxes (Annually)

907

Acreage

162

Price

\$149,000

Property Website

<https://greatplainslandcompany.com/detail/quarter-section-of-cropland-pasture-near-i80-kimball-nebraska/68974/>



Quarter Section of Cropland/Pasture near I80 Bushnell, NE / Kimball County

PROPERTY DESCRIPTION

Kimball County, Nebraska 162

Combination quarter section of dryland/pasture that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Cropland soils consist mostly of level productive Class II & Class III. Crops grown on the property and in the area include Wheat, Milo, Millet, or Corn. Currently, all of the tillable acreage is in a crop rotation and is subject to tenant rights under a verbal year to year crop-share agreement. Currently the pasture is roughly fenced but could be repaired to be able to run some livestock. Also the pasture has the possibility to be enrolled into the Grassland CRP program to create additional added income. The property has well maintained county road frontage on the west side and is located in a good farming area. Hunting opportunities included deer, antelope, upland birds, and small game. FSA information is available upon request to approved buyers. Please contact the local Land Professional for more information or to schedule a showing. Don't miss out on this great opportunity and call today!!!

Property Details

- Legal - NW4 22-14-56
- Tillable Cropland
- Mostly Class II & Class III Soils on the Cropland
- Pasture/Native Grass
- Hunting Opportunities
- Recreational
- Low Property Taxes

Nearby Areas:

- 5 miles to Kimball, Nebraska
- 39 miles to Sidney, Nebraska
- 47 miles to Sterling, Colorado
- 56 miles to Cheyenne, Wyoming
- 73 miles to Greeley Colorado
- 118 miles to Denver, Colorado

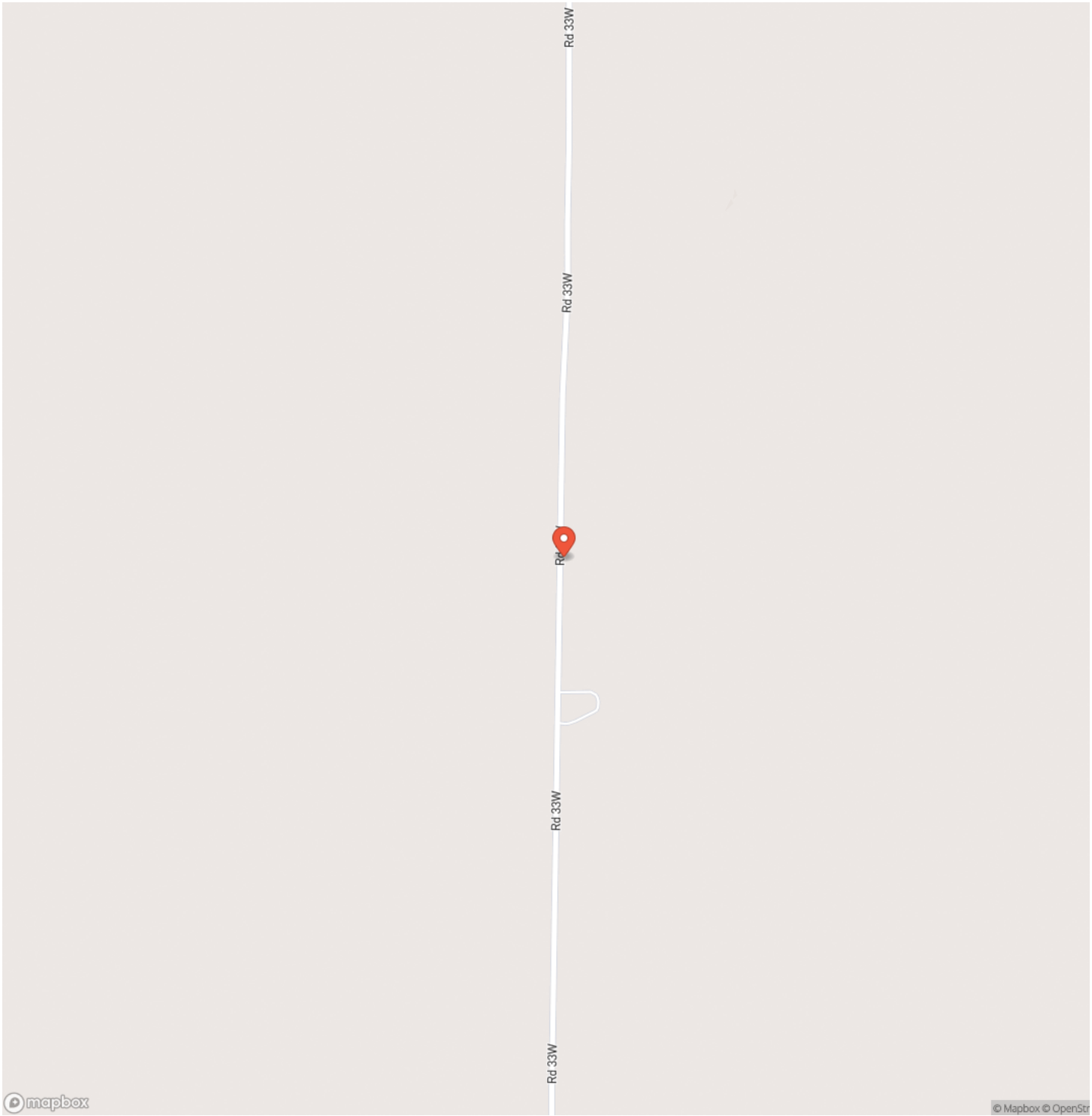
Driving Directions: From Kimball, NE take Highway 71 south until Road 28S then go west until Road 33W then go approximately 1 mile south to the northwest corner of the property.

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company

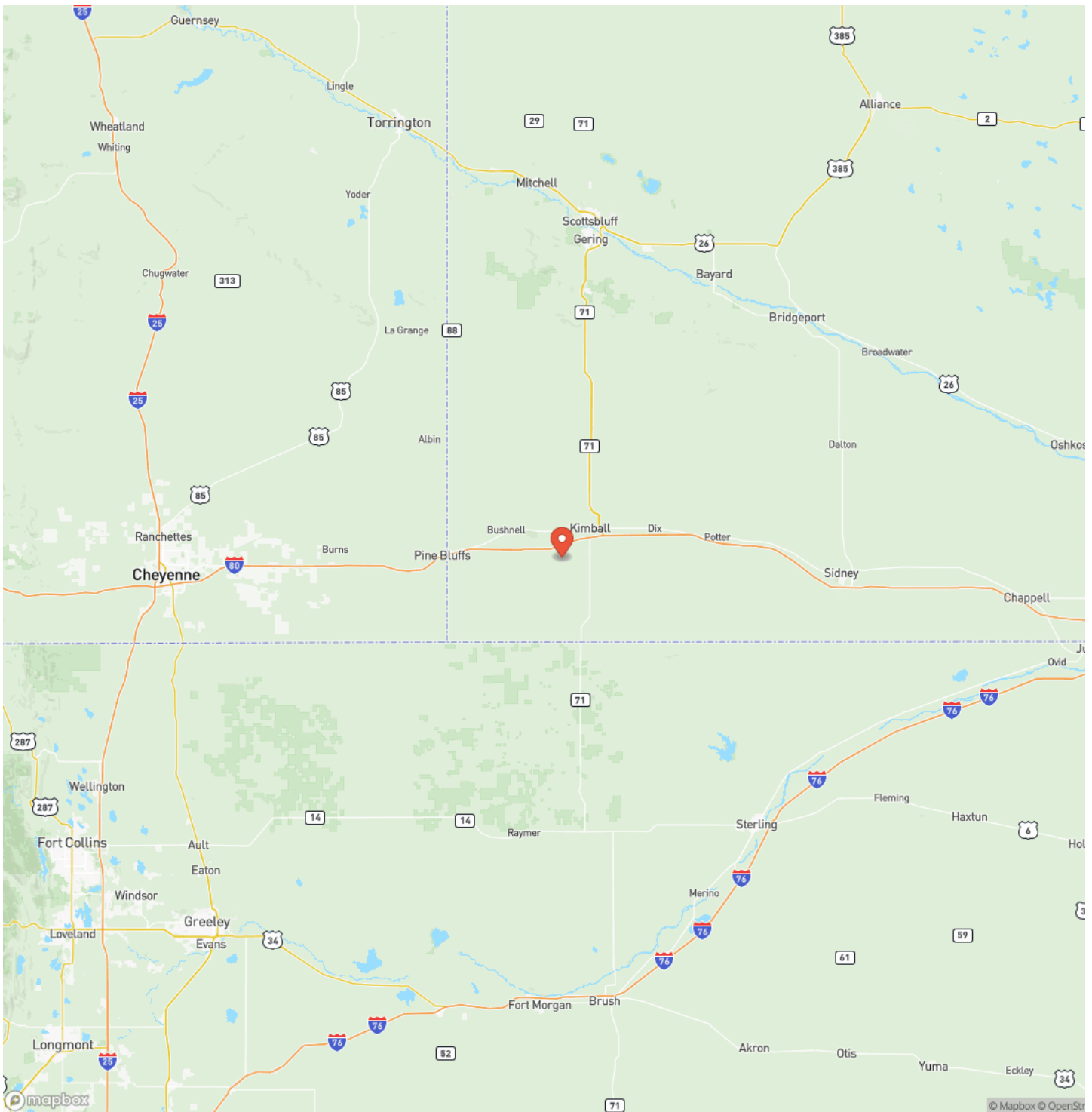
**Quarter Section of Cropland/Pasture near I80
Bushnell, NE / Kimball County**



Locator Map



Locator Map



Satellite Map



**Quarter Section of Cropland/Pasture near I80
Bushnell, NE / Kimball County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

This image shows a single 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.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

