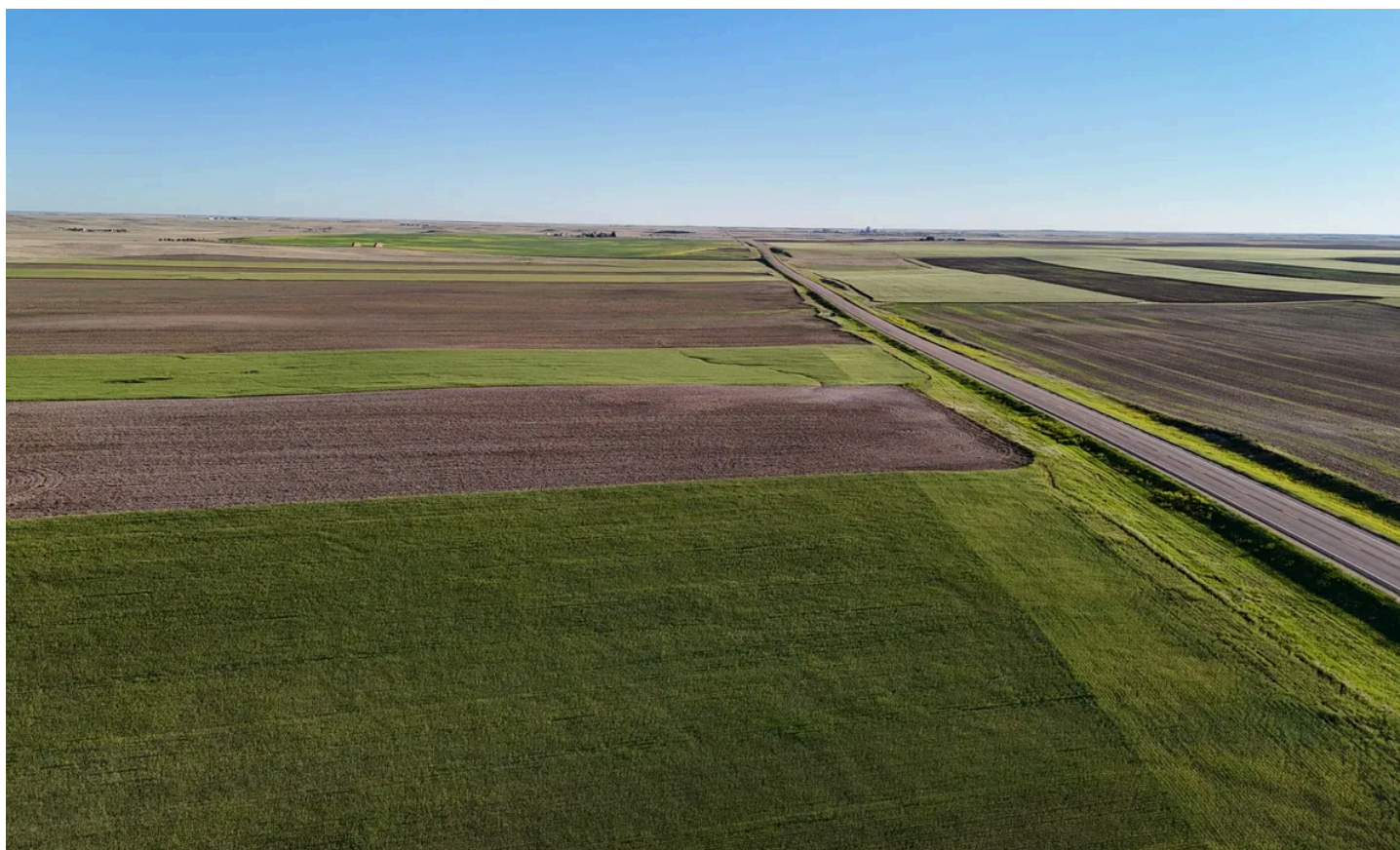


**Kimball County Cropland Investment Opportunity With
Paved Highway Frontage**
TBD Highway 71
Kimball, NE 69145

\$89,500
81.360± Acres
Kimball County



Kimball County Cropland Investment Opportunity With Paved Highway Frontage Kimball, NE / Kimball County

SUMMARY

Address

TBD Highway 71

City, State Zip

Kimball, NE 69145

County

Kimball County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.1004 / -103.6636

Acreage

81.360

Price

\$89,500

Property Website

<https://greatplainslandcompany.com/detail/kimball-county-cropland-investment-opportunity-with-paved-highway-frontage-kimball-nebraska/68453/>



Kimball County Cropland Investment Opportunity With Paved Highway Frontage Kimball, NE / Kimball County

PROPERTY DESCRIPTION

Here is an investment opportunity with tillable cropland and Paved Highway 71 frontage. Crops grown in the area include corn, wheat, sunflowers, & millet. Nearly 100% of the parcel is tillable cropland and consist of mostly level Class III soils (see included maps). Currently its being leased by a local farming tenant under a verbal 1/3 landlord 2/3 tenant crop share agreement. Annual income will vary year to year depending on crops planted, weather, & commodity prices. Paved Highway 71 on the east side of the property provides easy access and is a short distance to Kimball, NE. A recent survey has been completed, and additional acreage is available if desired. Contact the Land Professional today to find out more information or to schedule a private showing.

- Located south of Kimball, NE
- Paved Highway 71 frontage
- Nearly 100% Tillable
- Investment opportunity
- Cropland Income
- Hunting Opportunities

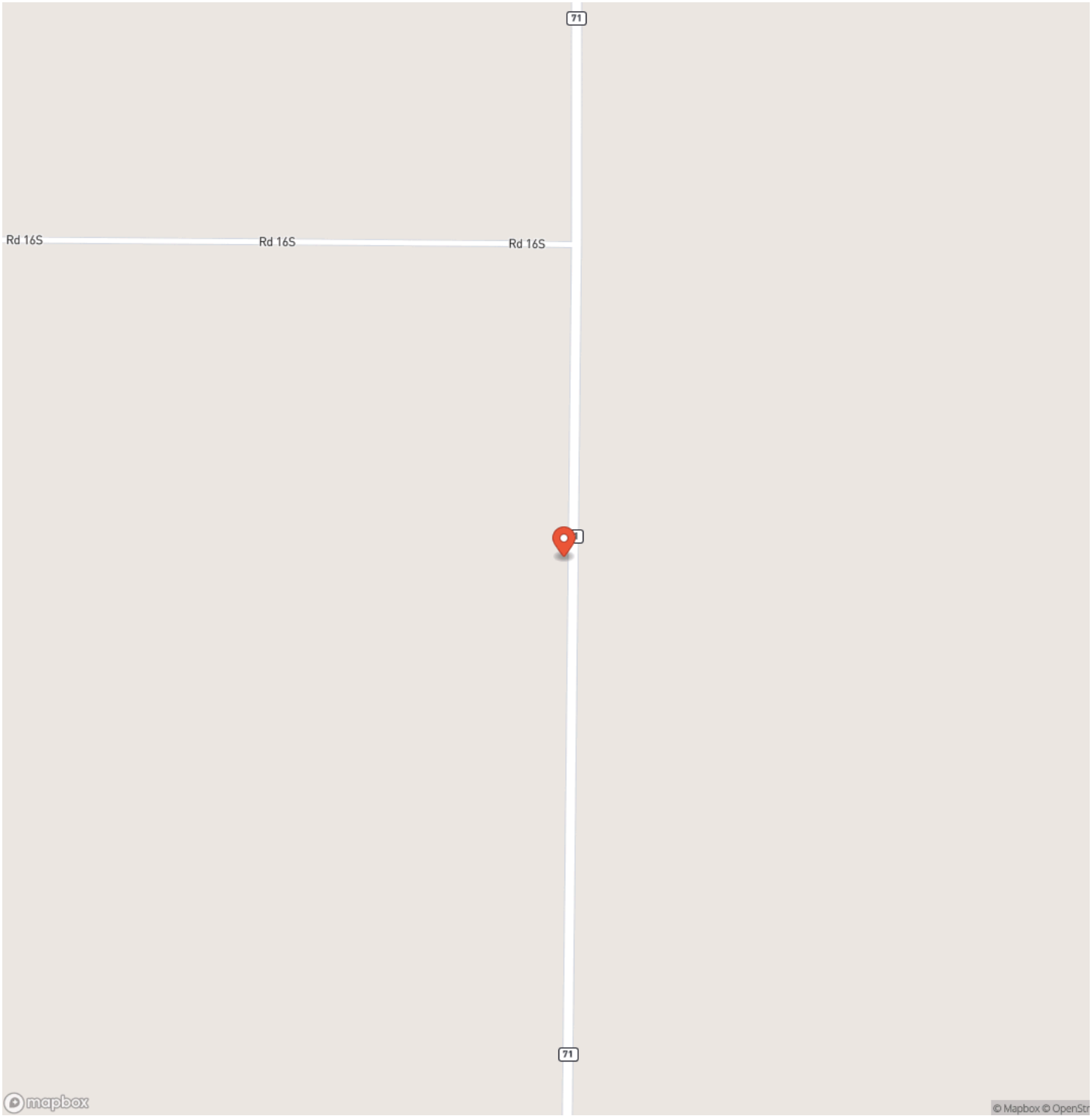
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



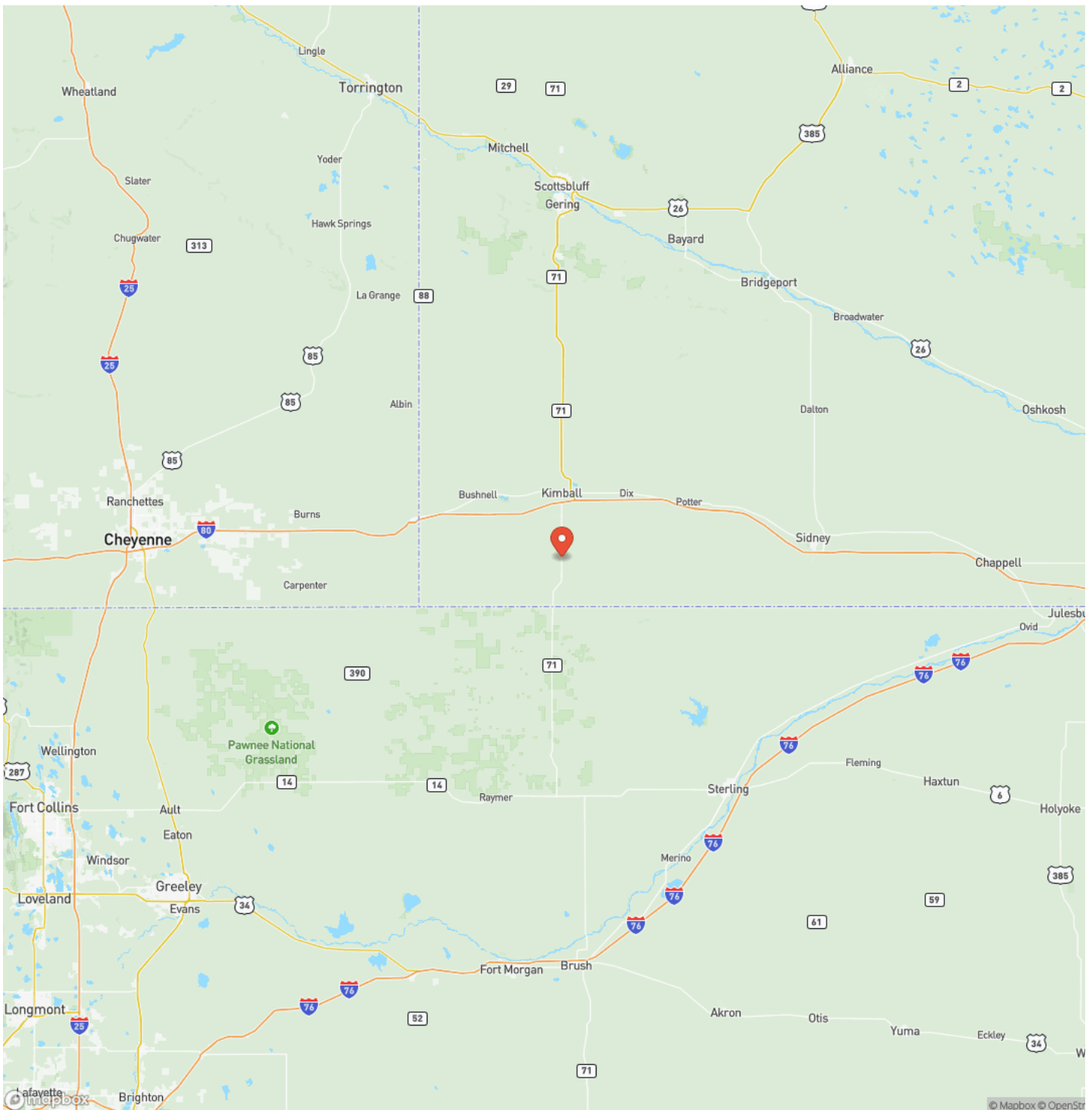
Kimball County Cropland Investment Opportunity With Paved Highway Frontage
Kimball, NE / Kimball County



Locator Map



Locator Map



Satellite Map



Kimball County Cropland Investment Opportunity With Paved Highway Frontage Kimball, 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

Merino, CO 80741

NOTES

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MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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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.



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