

Mostly Tillable Cropland Located near Kimball, NE
Road 33W
Bushnell, NE 69128

\$89,000
83.350± Acres
Kimball County



Mostly Tillable Cropland Located near Kimball, NE 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

41.1756 / -103.741

Acreage

83.350

Price

\$89,000

Property Website

<https://greatplainslandcompany.com/detail/mostly-tillable-cropland-located-near-kimball-ne-kimball-nebraska/76935/>



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PROPERTY DESCRIPTION

Kimball County, NE 83.35

Here is an investment opportunity with tillable cropland and good county road frontage. Crops grown in the area include corn, wheat, sunflowers, & millet. The mostly tillable cropland consists 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. County road frontage on the east side of the property provides easy access and is a short distance to Kimball, Nebraska. Average moisture for the area is approximately 17" annually. Additional acreage is available if desired (see listing Land Professional for details). Sellers owned mineral rights are included (if any). Contact the listing Land Professional (Daniel Hunning) today to find out more information or to schedule a private showing about this offering.

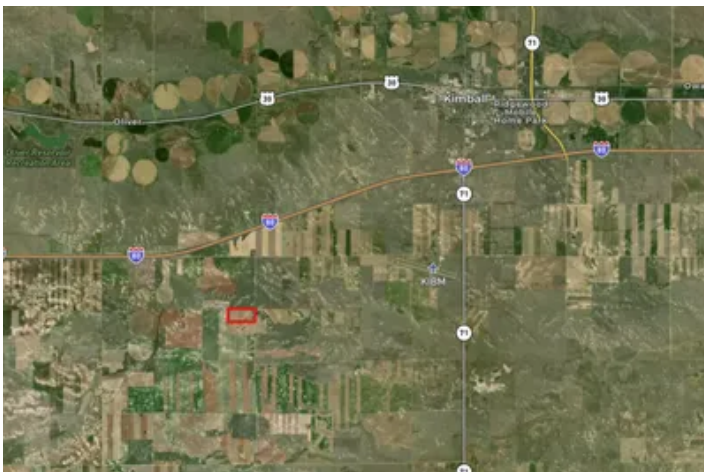
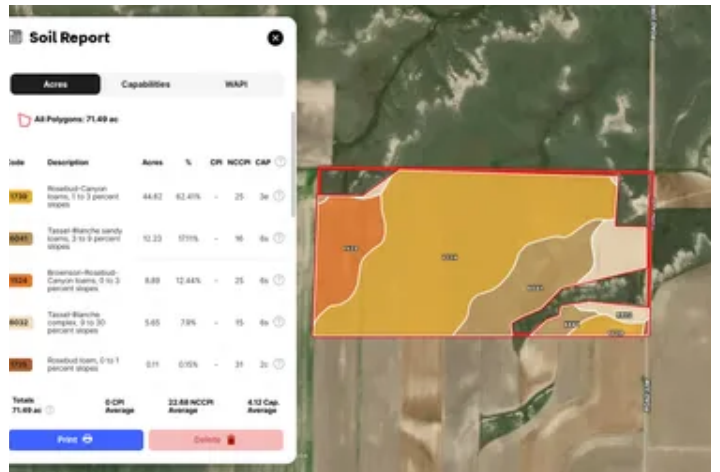
Property Details:

- Located Southwest of Kimball, Nebraska
- Mostly Tillable (1/3 2/3 Verbal Crop-share Lease)
- Good Soils
- Investment opportunity
- Hunting Opportunities
- County Road Frontage

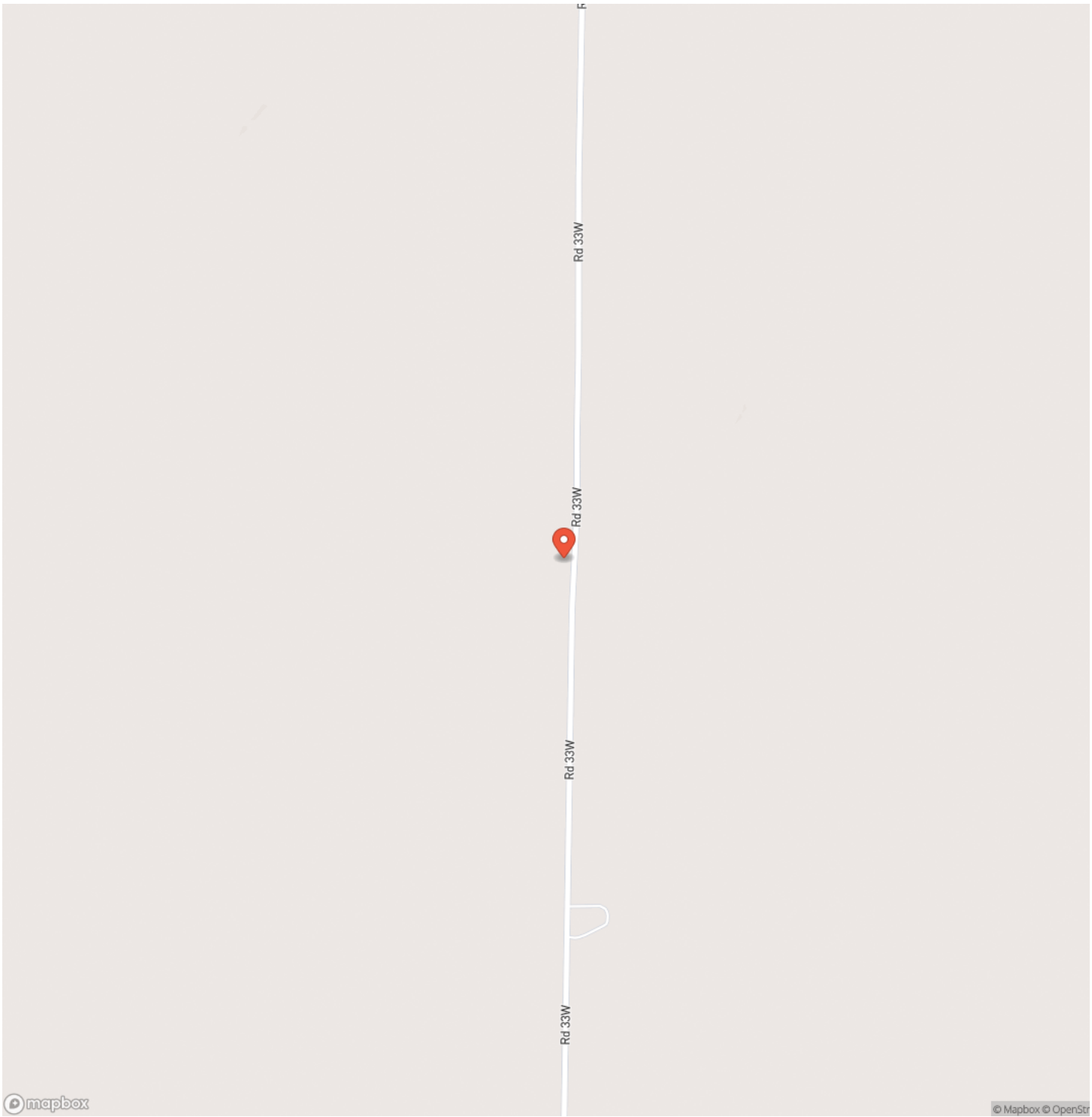
Driving Directions: From Kimball, NE take Highway 71 south until Road 28S then go west until Road 33W then go approximately 1 mile south to the northeast corner of the property.

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.

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Bushnell, NE / Kimball County**

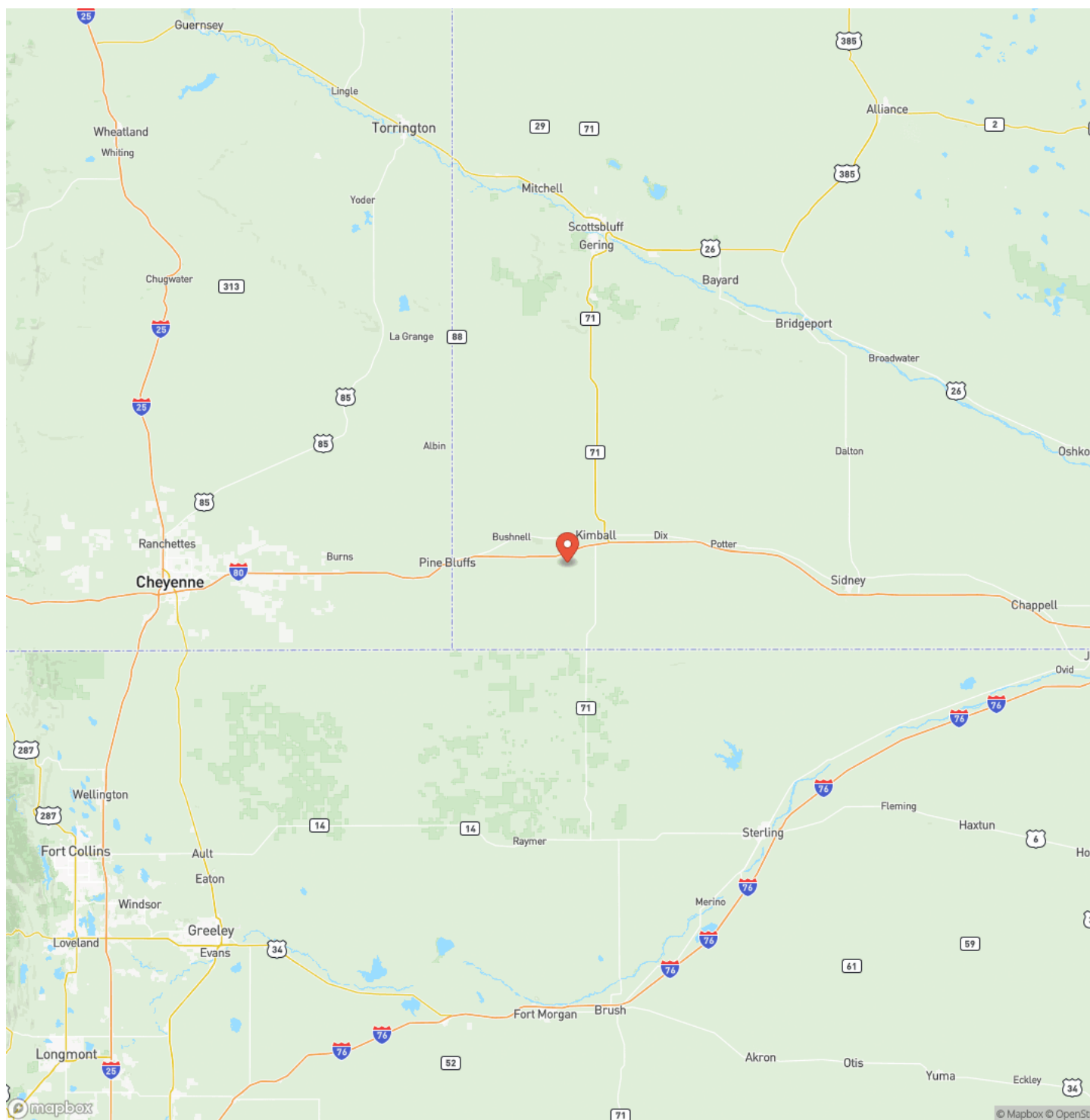


Locator Map



Mostly Tillable Cropland Located near Kimball, NE Bushnell, NE / Kimball County

Locator Map



Satellite Map



Mostly Tillable Cropland Located near Kimball, NE 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

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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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