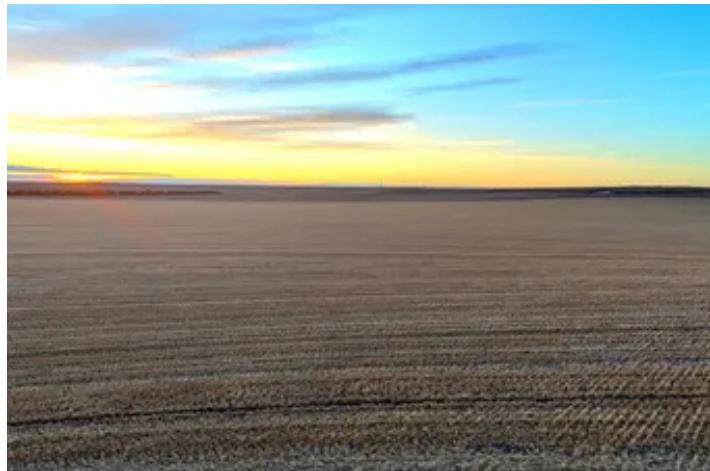


Kimball Co., NE Irrigated & Pasture Auction (Tract #1)
Road 17W
Bushnell, NE 69128

626.400± Acres
Kimball County



GREAT PLAINS

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Kimball Co., NE Irrigated & Pasture Auction (Tract #1)
Bushnell, NE / Kimball County

SUMMARY

Address

Road 17W

City, State Zip

Bushnell, NE 69128

County

Kimball County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

41.3557 / -103.8927

Acreage

626.400

Property Website

<https://greatplainslandcompany.com/detail/kimball-co-ne-irrigated-pasture-auction-tract-1-kimball-nebraska/96414/>



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Kimball Co., NE Irrigated & Pasture Auction (Tract #1)
Bushnell, NE / Kimball County

PROPERTY DESCRIPTION

Kimball Co., NE Irrigated & Pasture Auction (Tract #1)

February 17th, 2026 @ 10:30am (Live, Online, & Phone Bidding) Sagebrush Event Venue - 615 E. 3rd St. Kimball, NE 69145

Tract #1 offers an excellent balance of irrigated farmland & recently expired CRP. The irrigation system includes four Zimmatic pivots covering 490.2 certified irrigated acres, currently supplied by two operating irrigation wells. A third permitted well location is in place, with piping and equipment already on site, providing a clear opportunity to add additional water capacity. All four pivots are nozzled @ 750 gallons per minute and served by a shared underground pipeline system supplied by the irrigation wells. The pivots have also been equipped with fieldNET controls offering remote monitoring/control from a cell phone with activation being required. In recent years the irrigated acres have been planted to oats, golden german millet, forage sorghum, forage wheat, and pearl millet. There is a possibility of growing other crops or even the potential of planting grass under the pivots for irrigated grazing opportunities. Recently the 129.13 acres of pivot corners have come out of CRP this past fall offering the possibility of re-enrollment, grazing opportunities, or converting back into dryland crop production. Additionally, the property benefits from a pore space and carbon dioxide storage lease agreement with Tallgrass High Plains Carbon Storage, LLC, generating substantial annual income potential. Wildlife frequently found on the property and in the area includes deer, antelope, small game and even the occasional elk. Give us a call today for additional information or to register to bid for this exceptional opportunity.

Driving Instructions Tract #1 - From Kimball, NE take Highway 71 north for approximately 8 miles until you reach Road 48N then turn left (west) and go 12 miles until you reach Road 17W then turn right (north) and travel approximately 1 mile until you reach the southeast corner of the property.

Additional Information: See the attached water allocation report, well permits, FSA paperwork, and Tallgrass easement agreement for additional information.

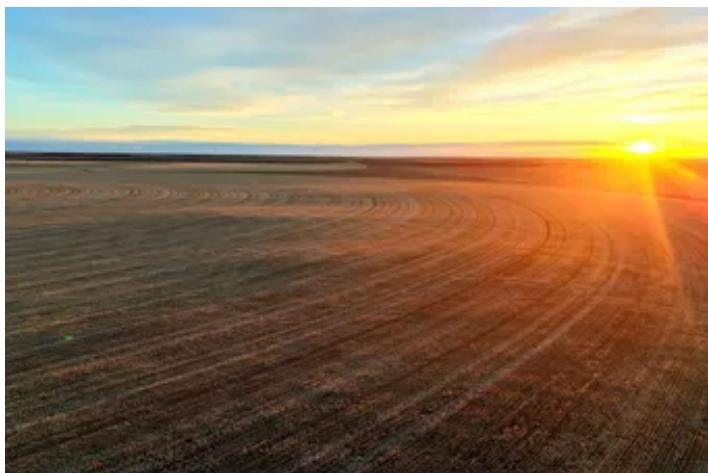
Great Plains Land Company is offering a 1% Buyer's Agent Co-op for Agents who register their buyer 24 hours in advance.



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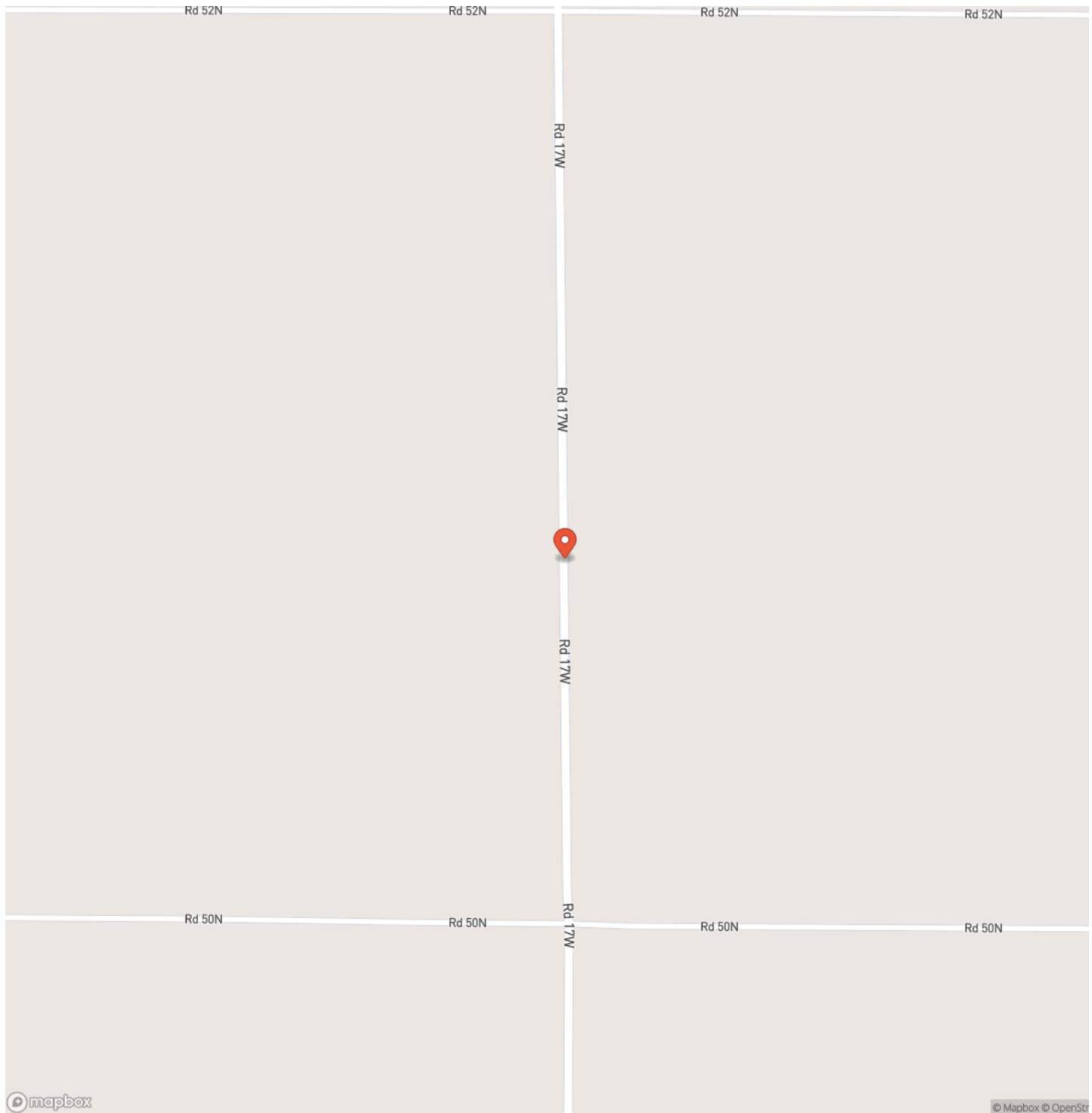
Kimball Co., NE Irrigated & Pasture Auction (Tract #1)
Bushnell, NE / Kimball County



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Locator Map



© mapbox

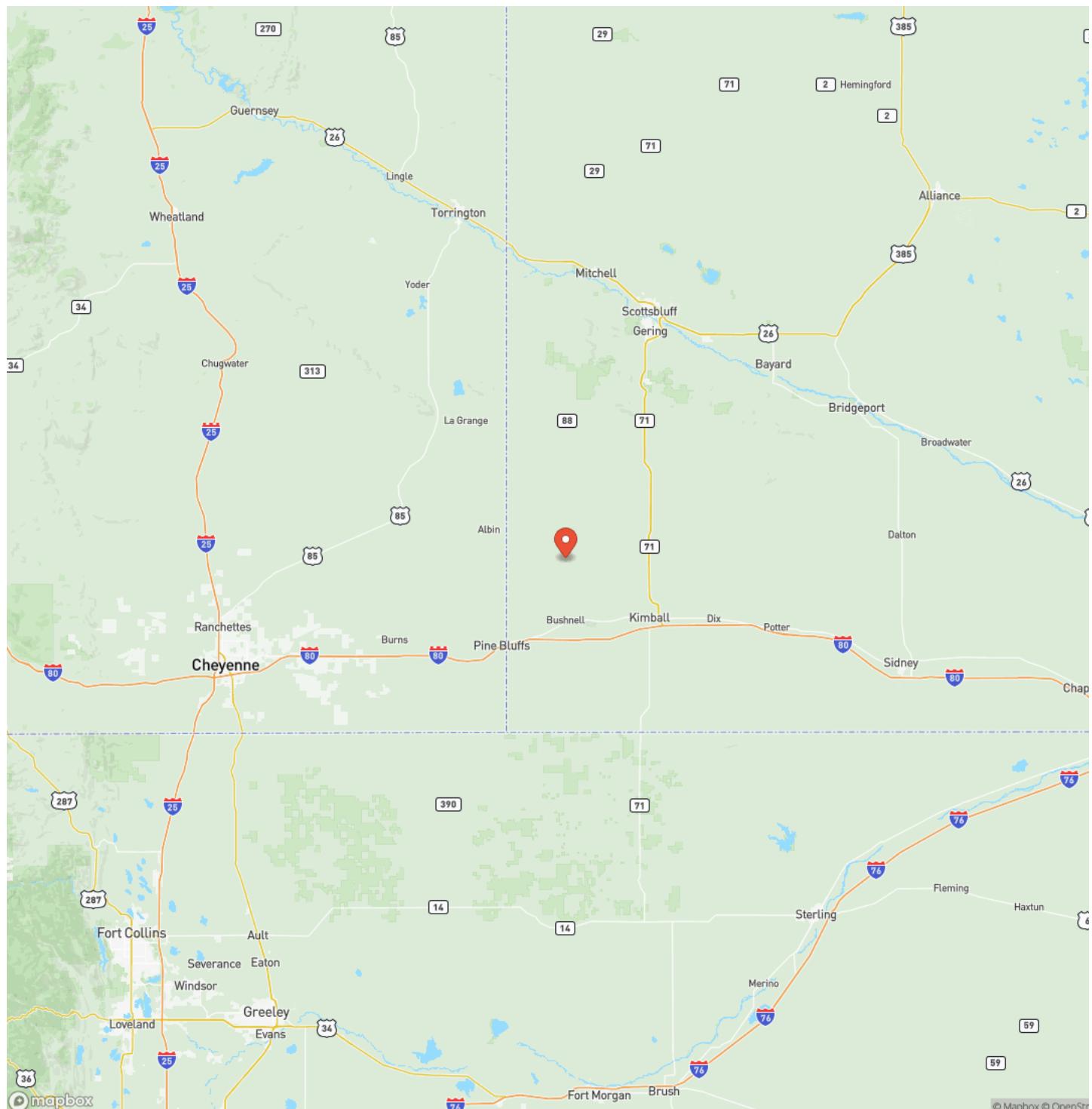
© Mapbox © OpenStreetMap



GREAT PLAINS

LAND CO.

Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



© mapbox

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Kimball Co., NE Irrigated & Pasture Auction (Tract #1) 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

NOTES



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ANSWER

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



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