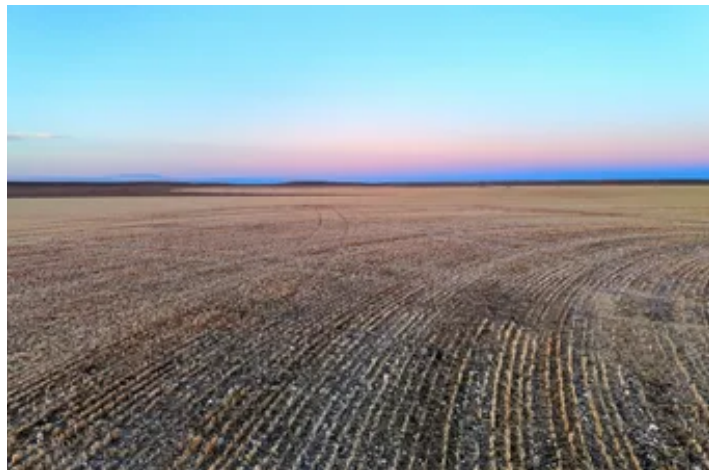
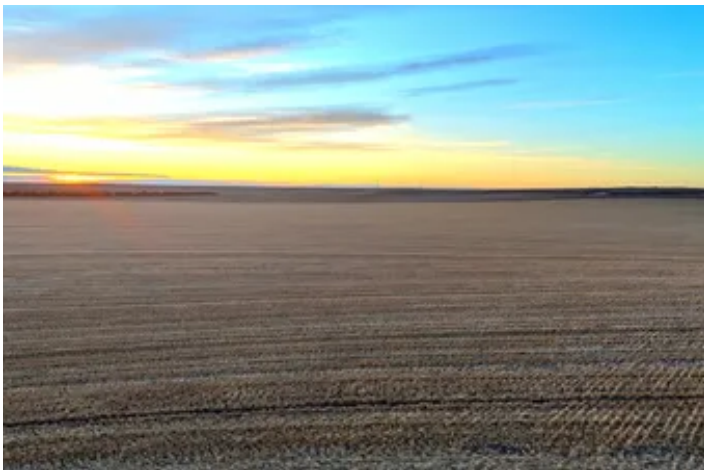


**Kimball Co., NE Irrigated & Pasture Auction (Tract #1)**  
**Road 17W**  
**Bushnell, NE 69128**

**626.400± Acres**  
**Kimball County**



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

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**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/>



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

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### **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.

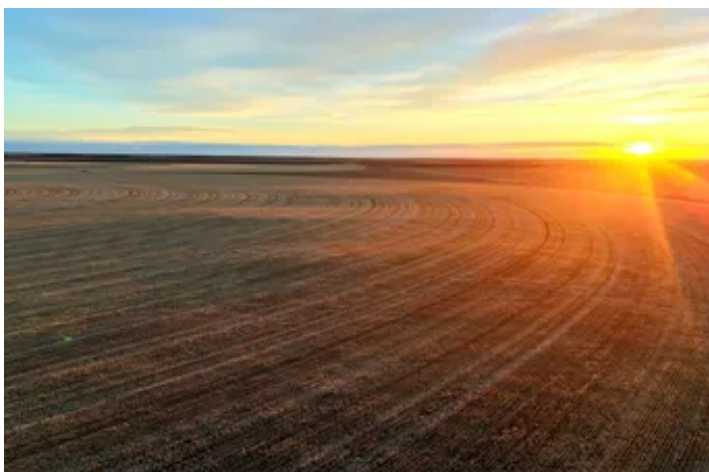
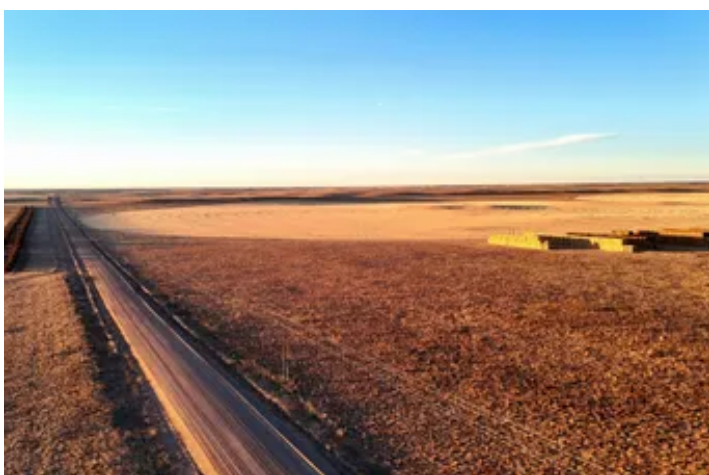
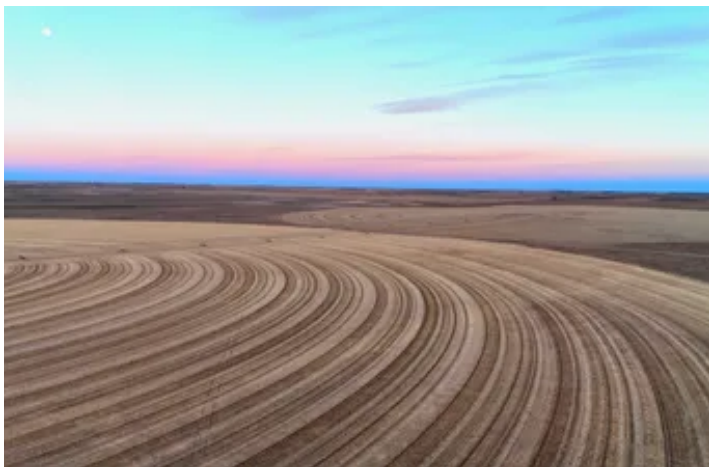
**Additional Information:** See the attached water allocation report, well permits, FSA paperwork, and Tallgrass easement agreement for additional information.

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

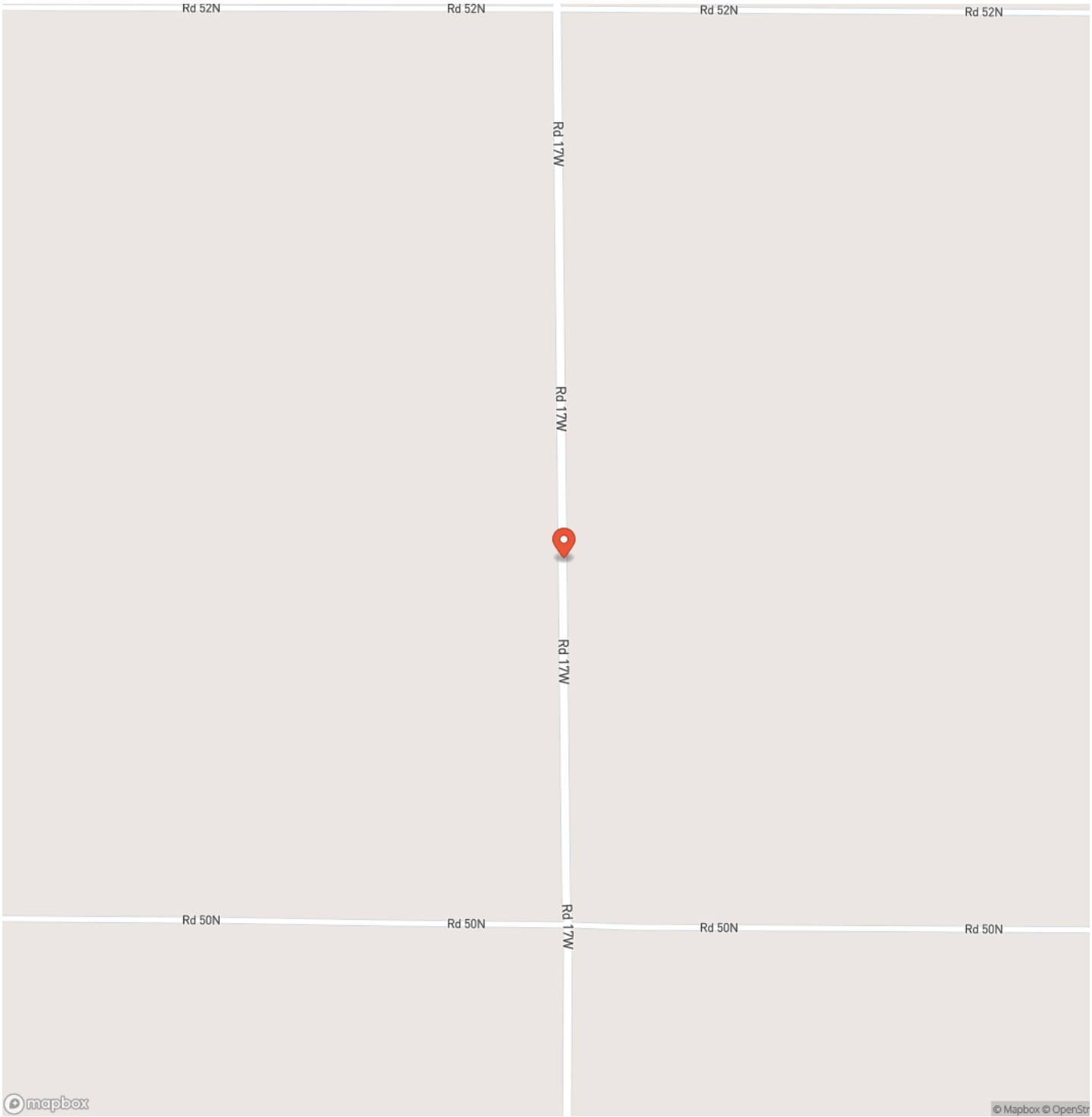


**Kimball Co., NE Irrigated & Pasture Auction (Tract #1)**  
**Bushnell, NE / Kimball County**

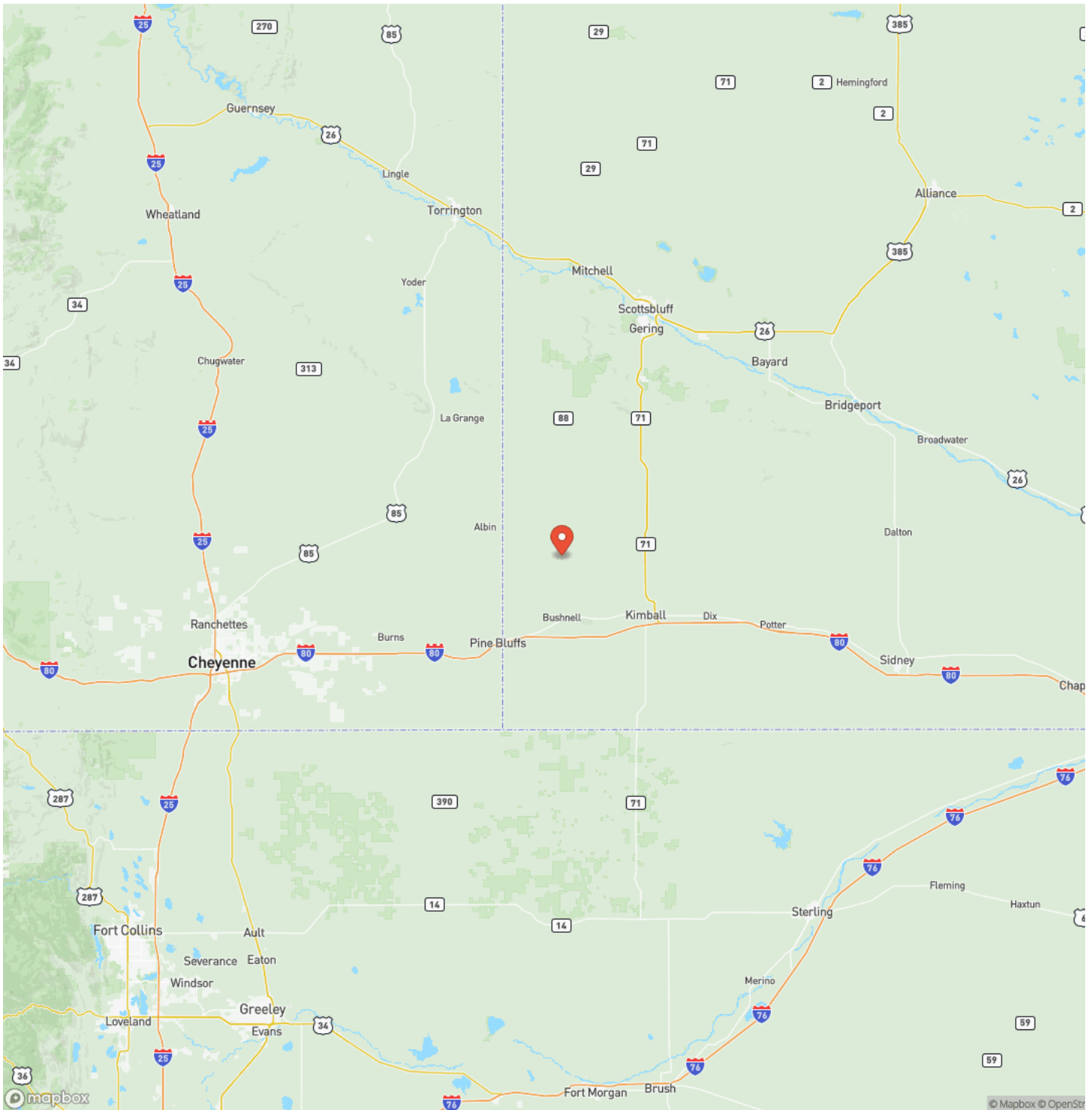
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# Locator Map



## Locator Map





## Satellite Map



**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

[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.



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**Great Plains Land Company**  
501 N. Walker St.  
Oklahoma City, OK 73102  
(405) 255-0051  
[greatplainslandcompany.com](http://greatplainslandcompany.com)

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