

**CRP Investment Opportunity with Paved Highway
Frontage
Highway 71
Kimball, NE 69145**

\$149,000
191.780± Acres
Kimball County



CRP Investment Opportunity with Paved Highway Frontage Kimball, NE / Kimball County

SUMMARY

Address

Highway 71

City, State Zip

Kimball, NE 69145

County

Kimball County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.1054 / -103.6719

Acreage

191.780

Price

\$149,000

Property Website

<https://greatplainslandcompany.com/detail/crp-investment-opportunity-with-paved-highway-frontage-kimball-nebraska/77509/>



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PROPERTY DESCRIPTION

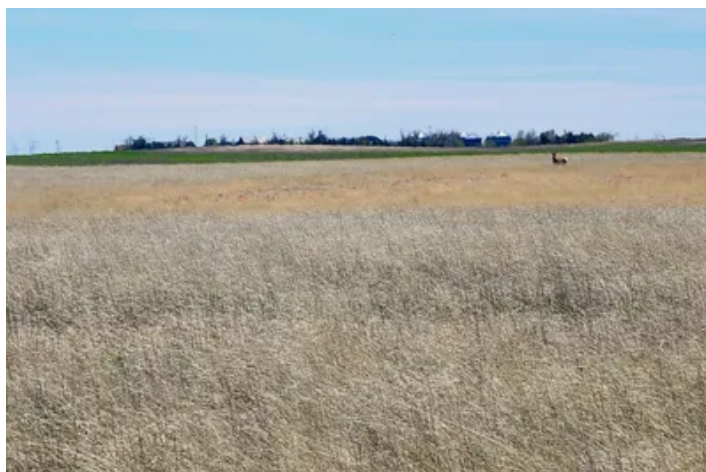
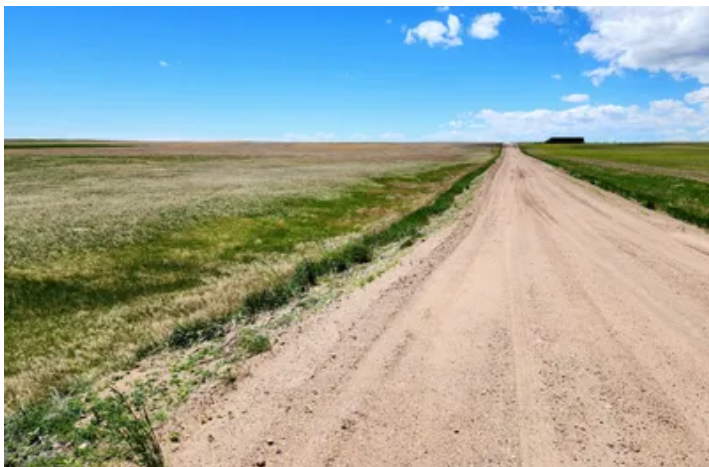
CRP investment opportunity with Paved Highway frontage and potential building sites. There are 174.02 acres enrolled in the Conservation Reserve Program through 2030, paying \$18.96 per acre. The CRP presents a unique investment opportunity, combining financial returns with recreational possibilities. The CRP is managed to enhance environmental health and quality, making this property not only a wise financial investment but also a contributor to agricultural practices. Paved Highway 71 frontage offers easy access and is only a short distance to Kimball, NE. Whether you're an investor seeking reliable income or in agriculture looking to expand your holdings, this property represents a versatile and rewarding investment. A recent survey has been completed. Don't miss out on the chance to own a piece of Western Nebraska, and contact your local Land Specialist today for more information or to schedule a showing.

- Located south of Kimball, NE
- Paved Highway 71 frontage
- CRP income until 2030
- Investment opportunities
- Recreational possibilities
- Potential Building Sites

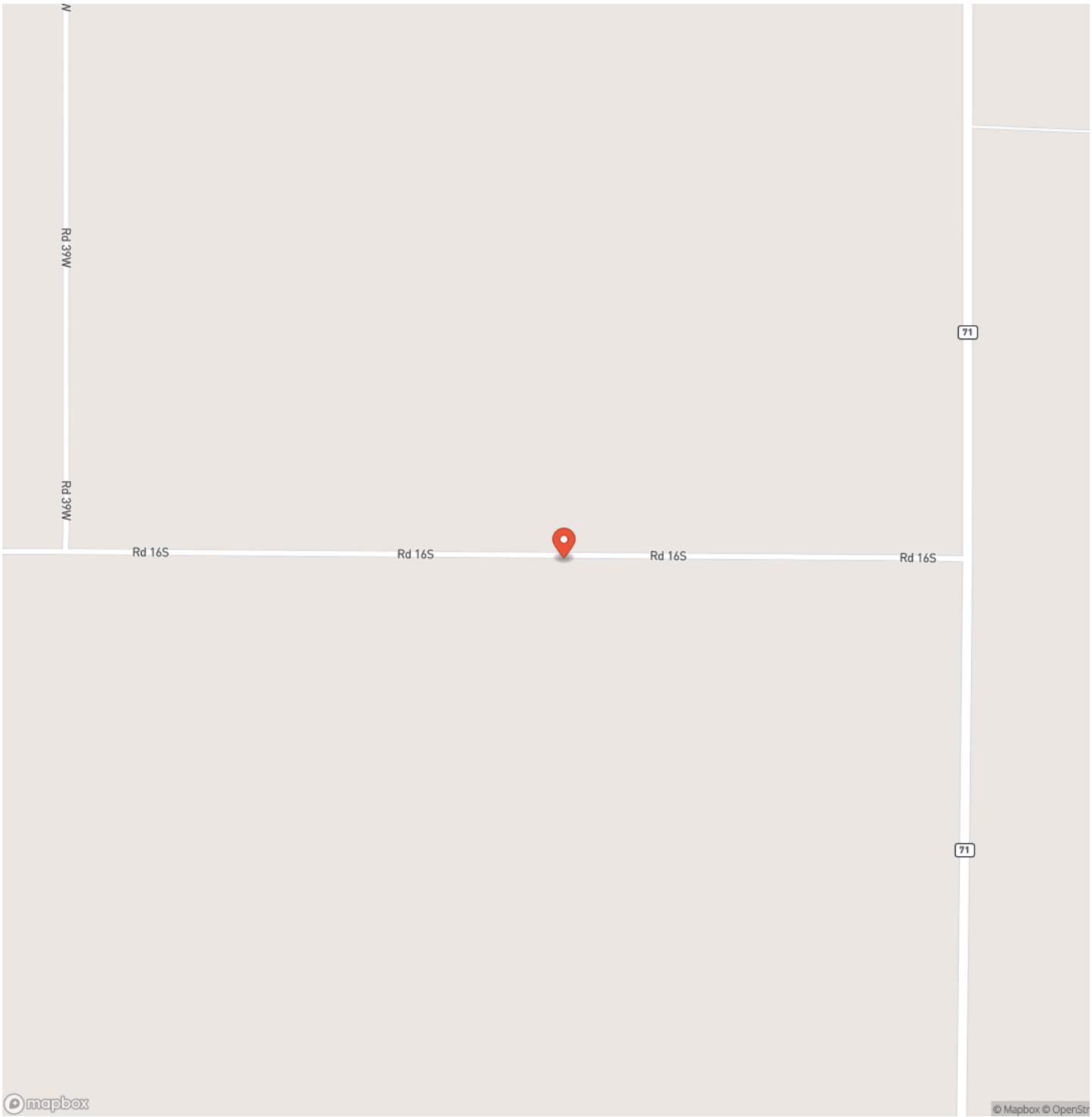
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



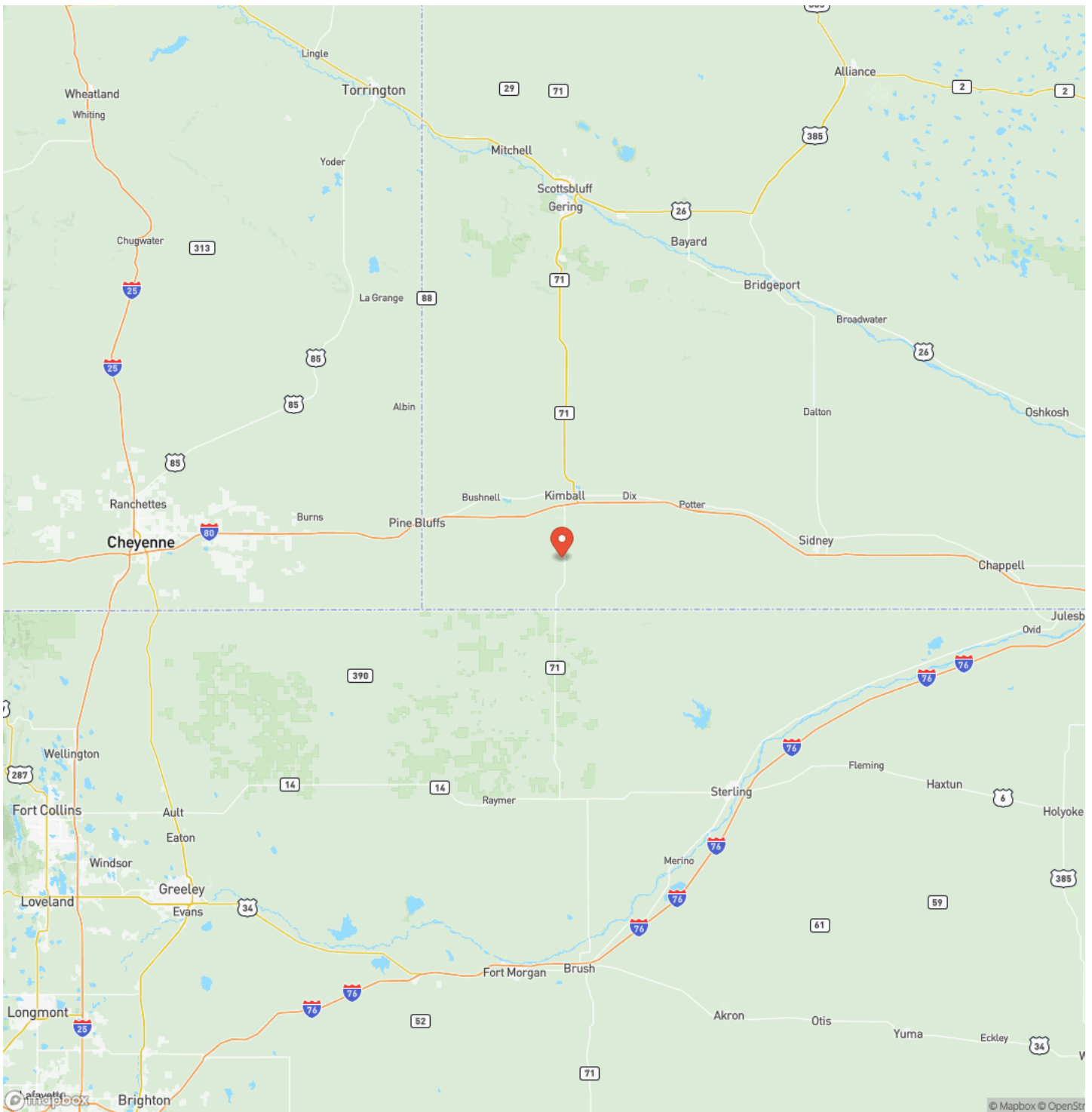
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Kimball, NE / Kimball County



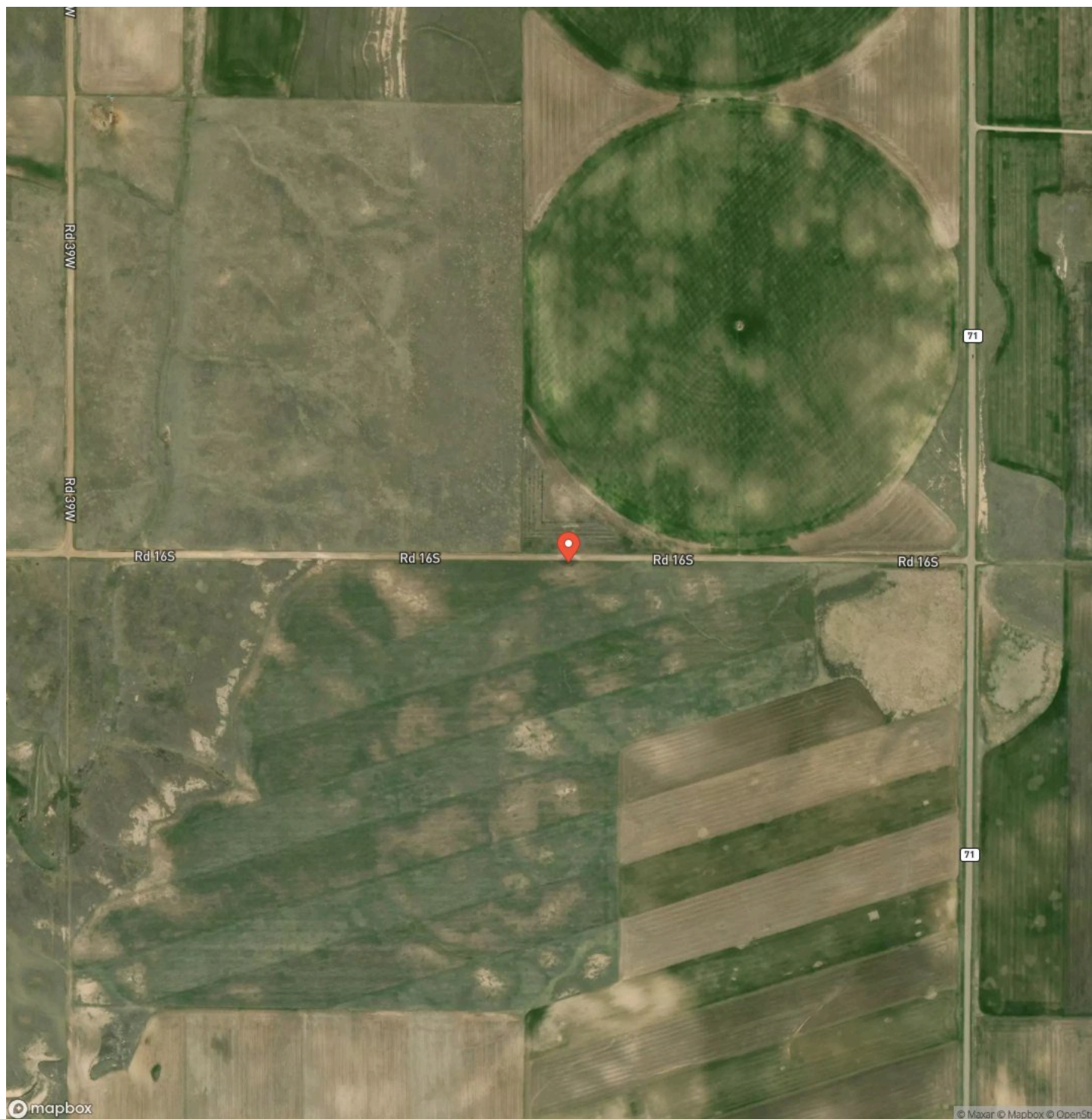
Locator Map



Locator Map



Satellite Map



CRP 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

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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