

Half Section of Cropland Located Near I80 with Good  
Access  
TBD Road 7W  
Bushnell, NE 69128

**\$269,000**  
309± Acres  
Kimball County



## Half Section of Cropland Located Near I80 with Good Access Bushnell, NE / Kimball County

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### **SUMMARY**

#### **Address**

TBD Road 7W

#### **City, State Zip**

Bushnell, NE 69128

#### **County**

Kimball County

#### **Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

#### **Latitude / Longitude**

41.126 / -103.9885

#### **Acreage**

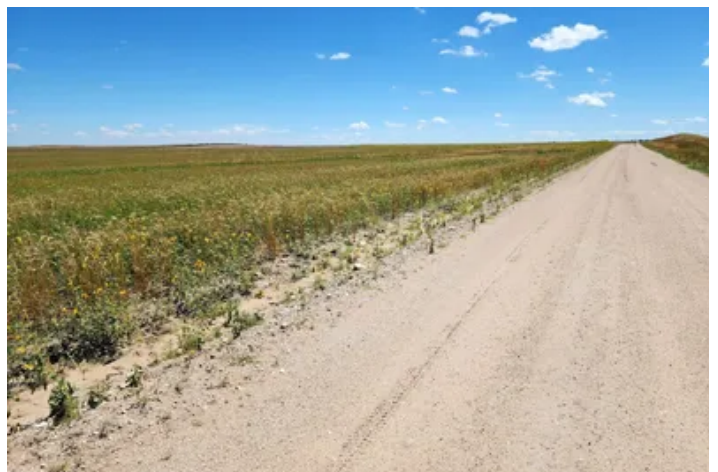
309

#### **Price**

\$269,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/half-section-of-cropland-located-near-i80-with-good-access-kimball-nebraska/83592/>



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### **PROPERTY DESCRIPTION**

#### **Kimball County, NE 309**

Here is a productive tract of farmland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Located only 4 miles South of I-80 and with County Road frontage on 3 sides, the property has easy year-round access. The parcel would make a great building site with power nearby for someone looking to get away from the city and have some acreage and passive income. Currently, a majority of the parcel is in crop production, providing annual income under a verbal 1/3 owner 2/3 tenant crop-share lease and is subject to tenant rights. The soils consist of mostly Rosebud-Tassel Sandy Loams 0-3 Percent Slope (Class 3E) & Rosebud-Blanche Complex 1-3 Percent Slope (Class 3E). Included is Wheat Base Acres consisting of a PLC Yield of 29 Bushel. Hunting opportunities include deer, antelope, and small game. Additional acreage is available nearby. Please contact the local Land Professional for more information or to schedule a showing. Showings by appointment only!!!

### **Property Details**

- Legal - W2 SEC4-T13N-48W
- Tillable Cropland
- Mostly Class III Soils on the Cropland
- Pasture/Native Grass
- Hunting Opportunities
- Recreational
- Low Property Taxes

### **Nearby Areas:**

6 miles to Pine Bluffs, Wyoming

8 miles to Bushnell, Nebraska

17 miles to Kimball, Nebraska

44 miles to Cheyenne, Wyoming

61 miles to Greeley, Colorado

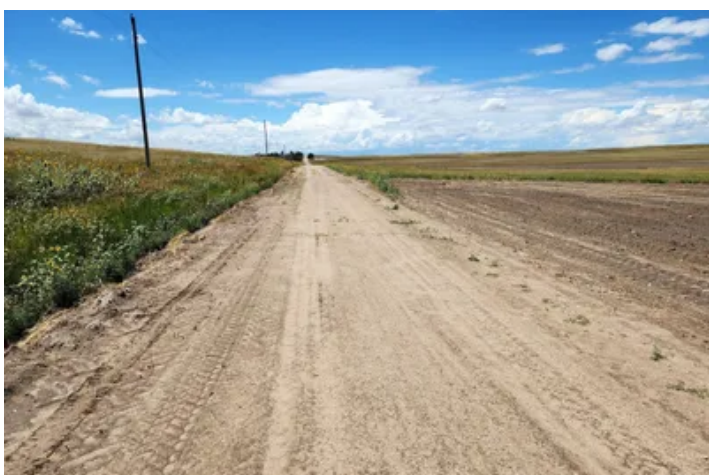
72 miles to Fort Collins Colorado

110 miles to Denver, Colorado

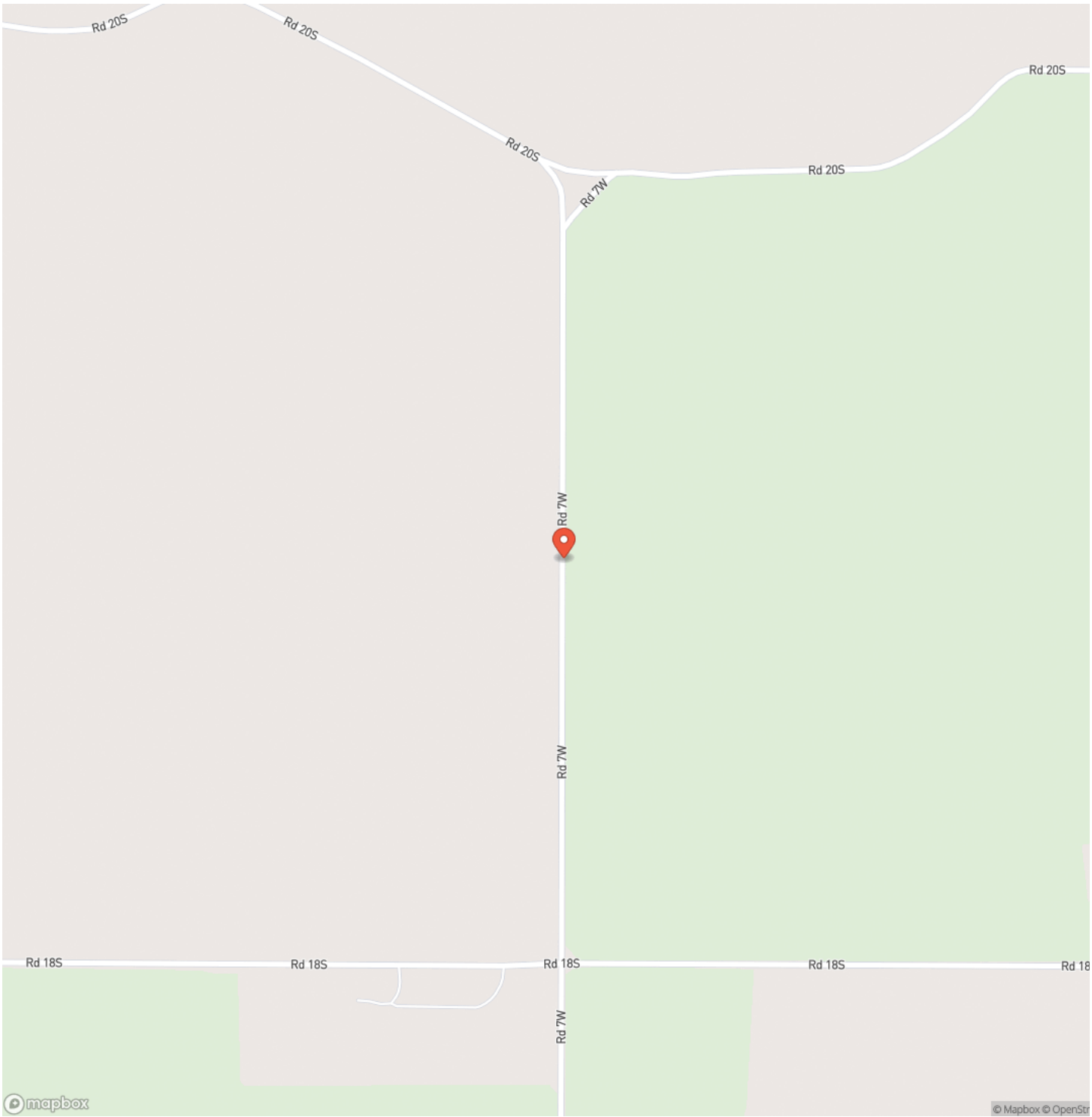
*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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

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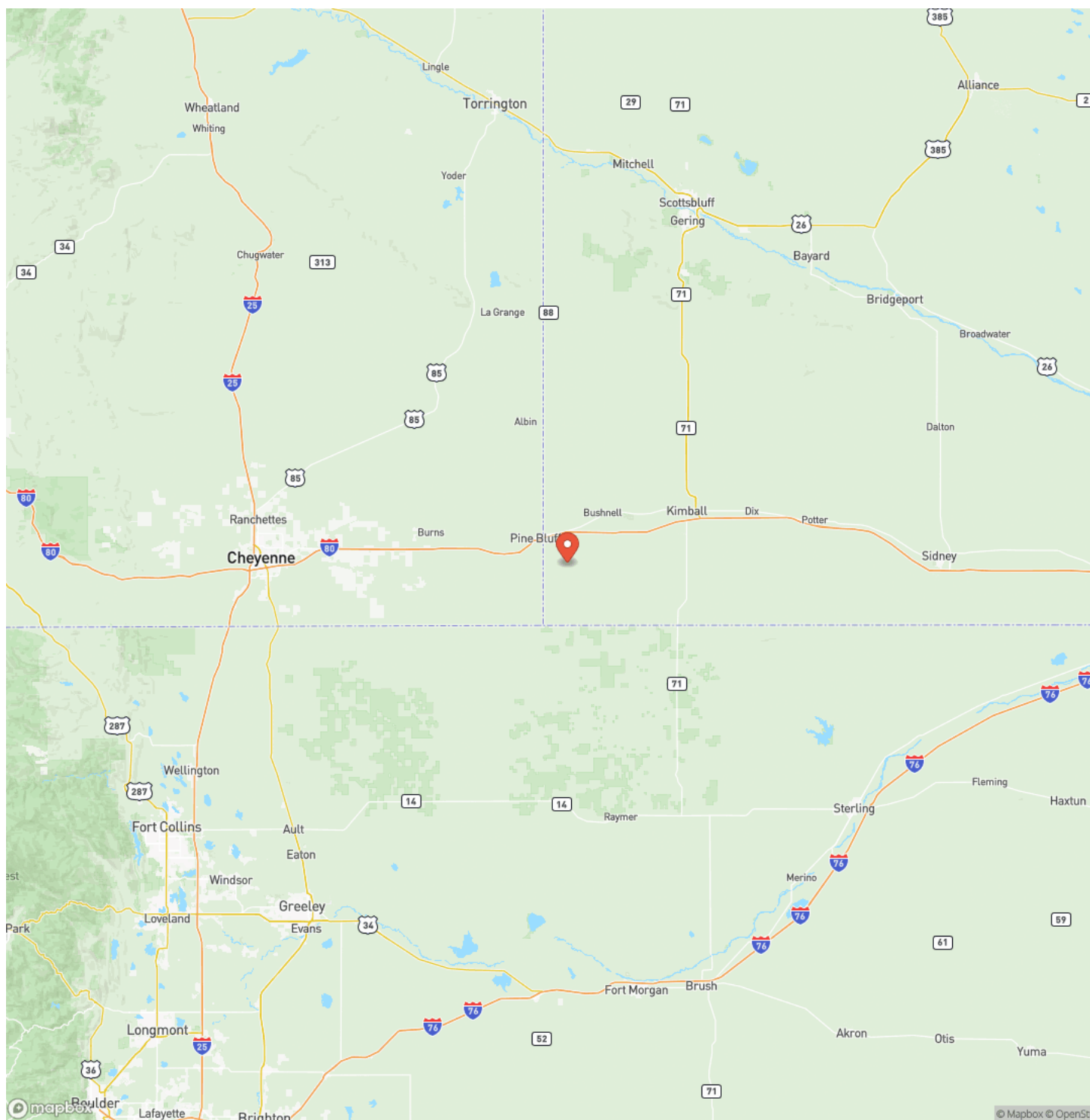


Locator Map



### Half Section of Cropland Located Near I80 with Good Access Bushnell, NE / Kimball County

## Locator Map



## Satellite Map



**Half Section of Cropland Located Near I80 with Good Access  
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]

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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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