

Small Parcel of CRP with Potential Building Site
TBD Road 1W
Bushnell, NE 69128

\$36,000
20± Acres
Kimball County



Small Parcel of CRP with Potential Building Site
Bushnell, NE / Kimball County

SUMMARY

Address

TBD Road 1W

City, State Zip

Bushnell, NE 69128

County

Kimball County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.1004 / -104.0457

Acreage

20

Price

\$36,000

Property Website

<https://greatplainslandcompany.com/detail/small-parcel-of-crp-with-potential-building-site-kimball-nebraska/96220/>



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PROPERTY DESCRIPTION

Kimball County, NE 20 #3

Here is an affordable CRP parcel in close proximity to Pine Bluffs, WY, with good County Road frontage and electricity nearby. Come enjoy the recreational opportunities on the weekends or have a place away from the city. The property was recently re-enrolled into a new 10-year CRP contract paying approximately \$400 annually until 2035. There are no HOAs or Covenants in place with the only restrictions being from the Kimball County & the CRP Contract. Hunting opportunities in the area include deer, antelope, upland birds, & small game. Average moisture for Kimball County is approximately 17" annually. There is additional acreage available if desired. Seller's owned mineral rights are included (if any). Contact today for more information or to schedule a showing. Showings by appointment only!

Property Details:

- Legal - N2SW4NW4 SEC13 T13N R59W
- Located SE of Pine Bluffs, WY
- Recently Re-Enrolled into a 10 Year CRP Contract
- Annual CRP Income
- Recreational Opportunities
- County Road Frontage
- Low taxes

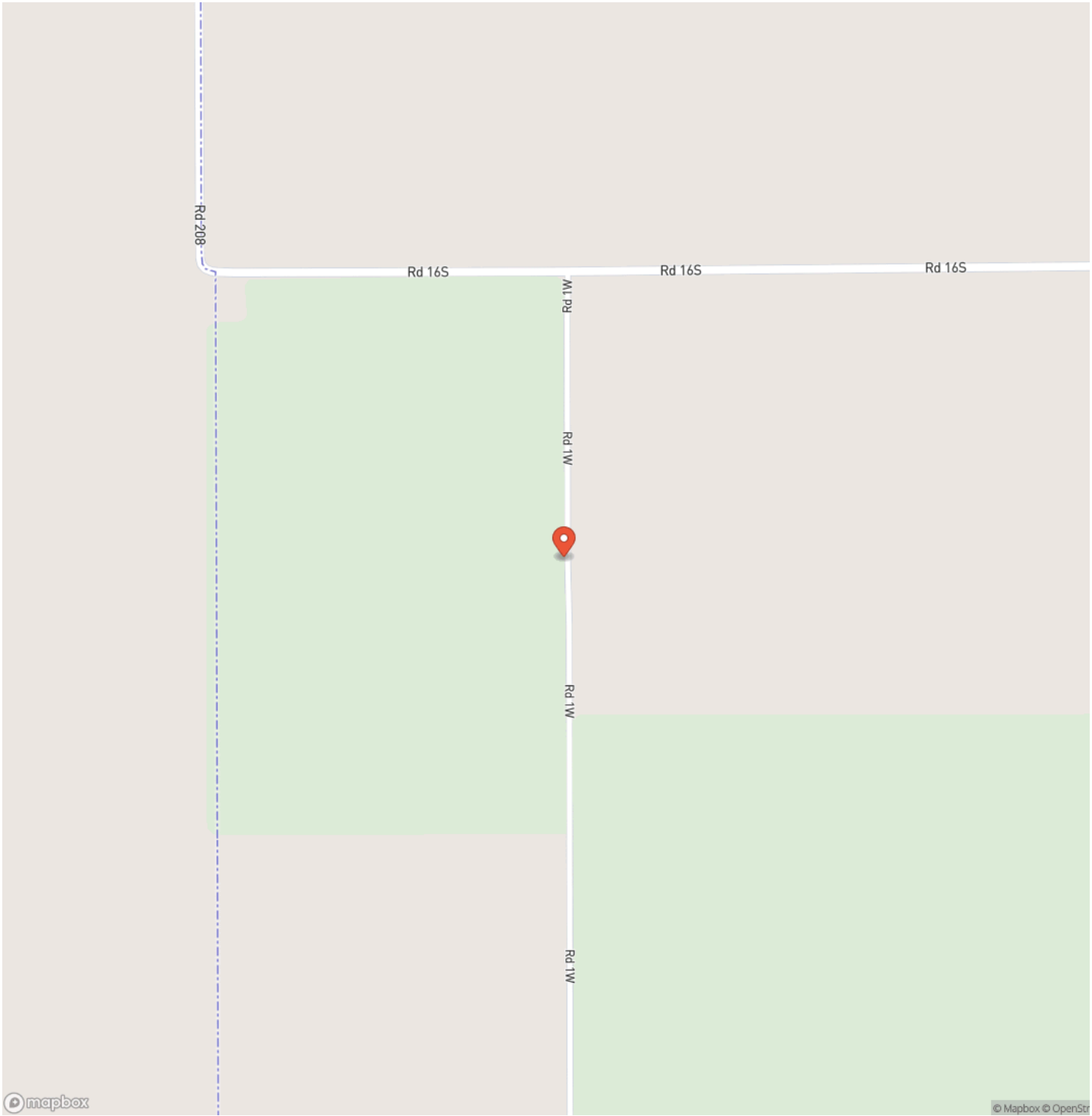
Driving Directions: From Pine Bluffs, WY take County Road 164 South until you reach County Road 165 then turn left (east) going 1.25 miles until it turns into Road 16S in Nebraska and continue for a 1/2 mile until you reach Road 1W then turn right (south) for approximately 1/4 mile until you reach the NW 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.

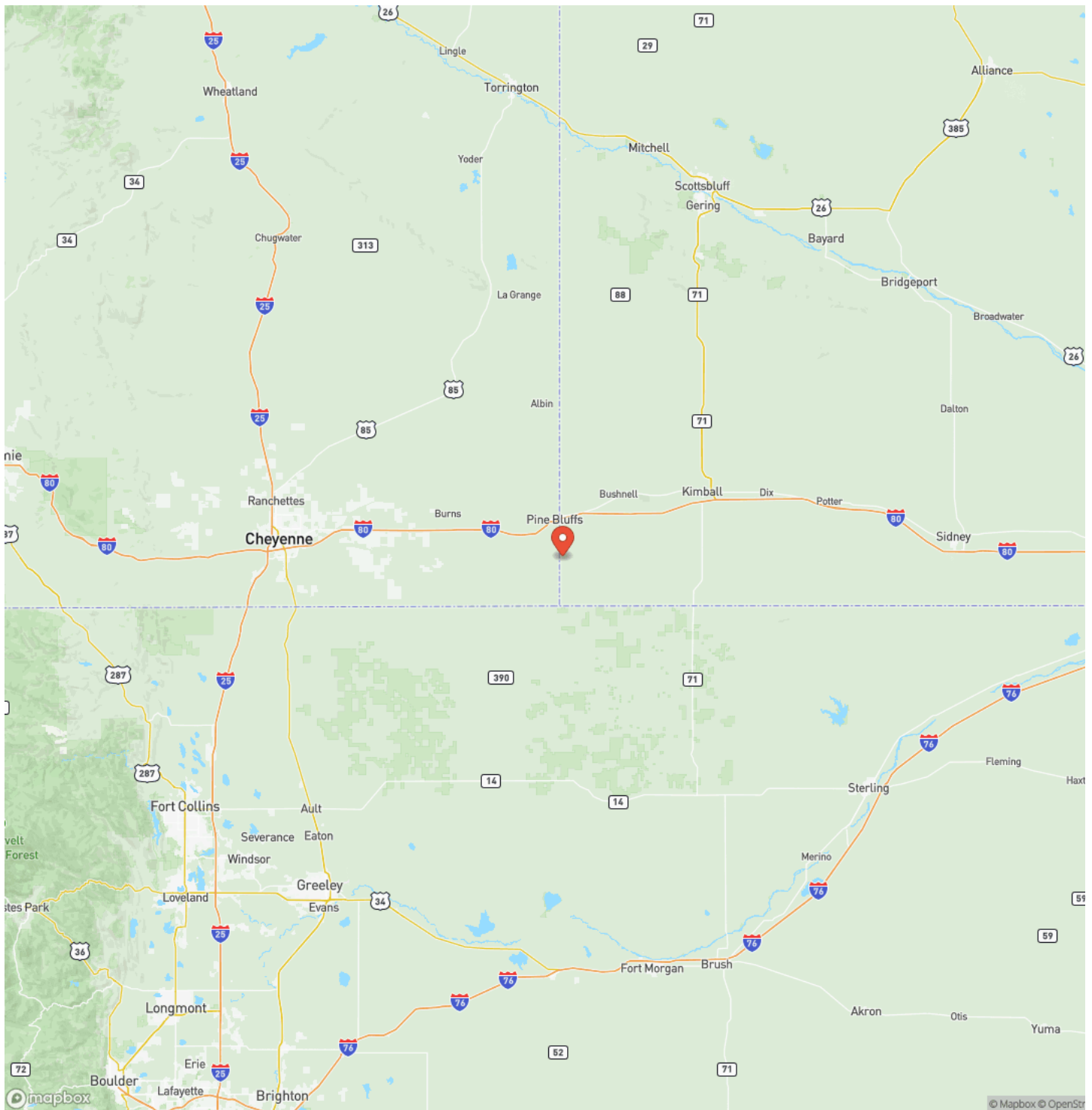
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Locator Map



Locator Map



Satellite Map



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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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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 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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