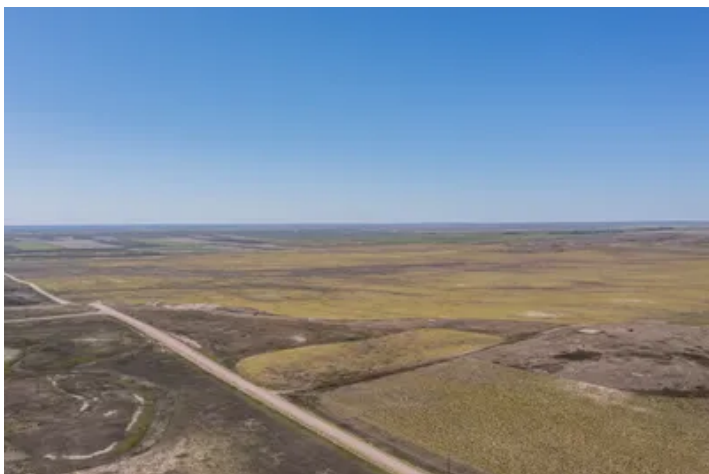


KDK CRP
Bushnell, NE 69128

\$568,584
631.760± Acres
Kimball County



KDK CRP
Bushnell, NE / Kimball County

SUMMARY

City, State Zip

Bushnell, NE 69128

County

Kimball County

Type

Farms

Latitude / Longitude

41.356682 / -103.807397

Acreage

631.760

Price

\$568,584



KDK CRP
Bushnell, NE / Kimball County

PROPERTY DESCRIPTION

This CRP is located approximately 13 miles northwest of Kimball. Offering a great opportunity to expand an existing farming operation in the future or begin your own. The proximity to Pine Bluffs and Kimball gives easy access to town and major services. The total acreage is 631.76 +/- , providing fertile soils and an excellent opportunity for future pasture or crop. Mule deer and antelope are just a few of the critters you'll see on the property. Located just minutes away from Oliver lake lends to great recreational opportunities. CRP is through 2029.

The Land:

Total acreage: 631.76 +/-

CRP: 598.56 +/-

Grass: 29.17 +/-

Road: 4.03 +/-

Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained by the County Assessors website. The property is being sold by legal description and acreage amount stated for the property is approximate.

Directions from Highway 30:

Take 27 W and head north.

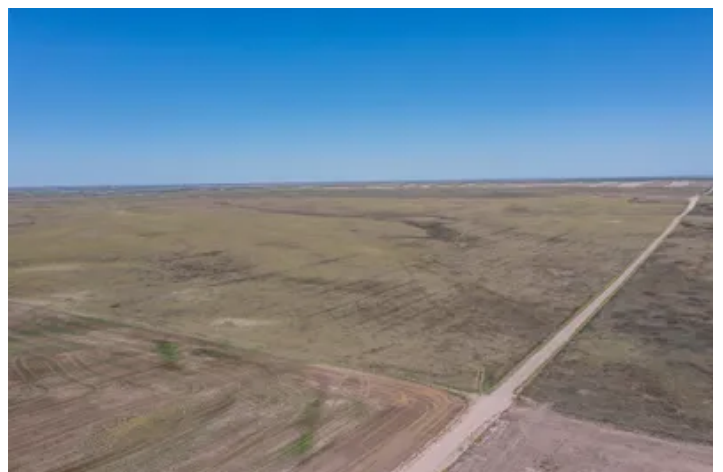
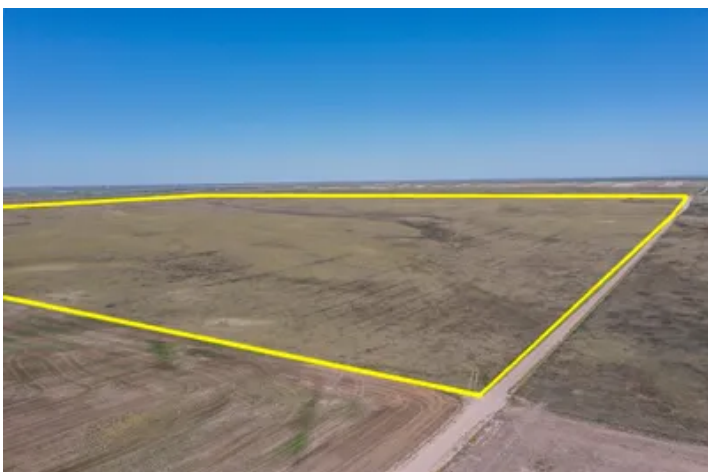
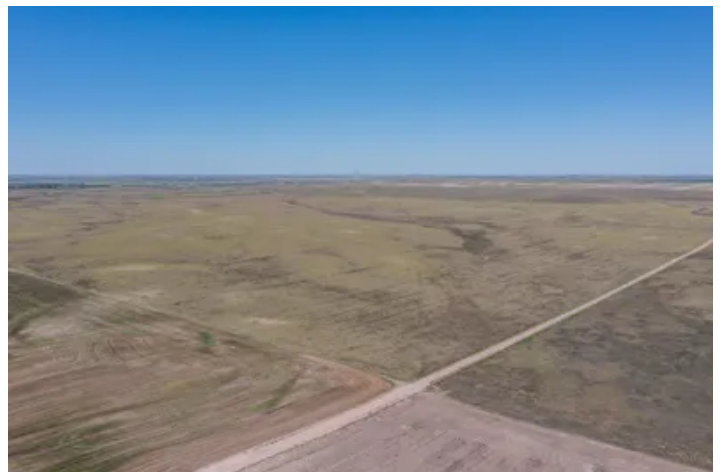
It will correct you to 29 W heading East.

When you hit road 48 take a left heading west.

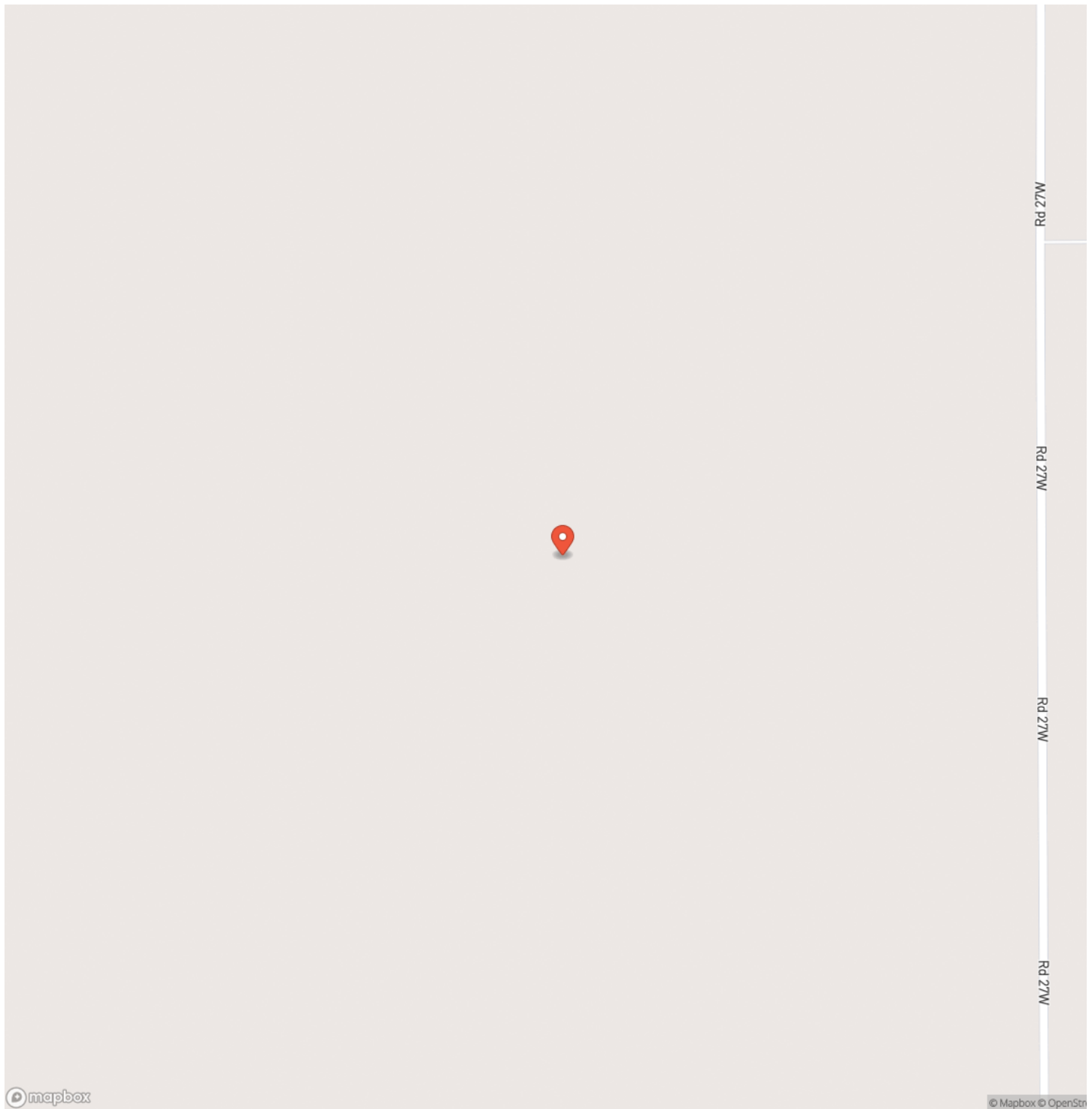
When you reach Road 27 again, take a right heading north.

It is approximately 1 mile and on the west side of the road.

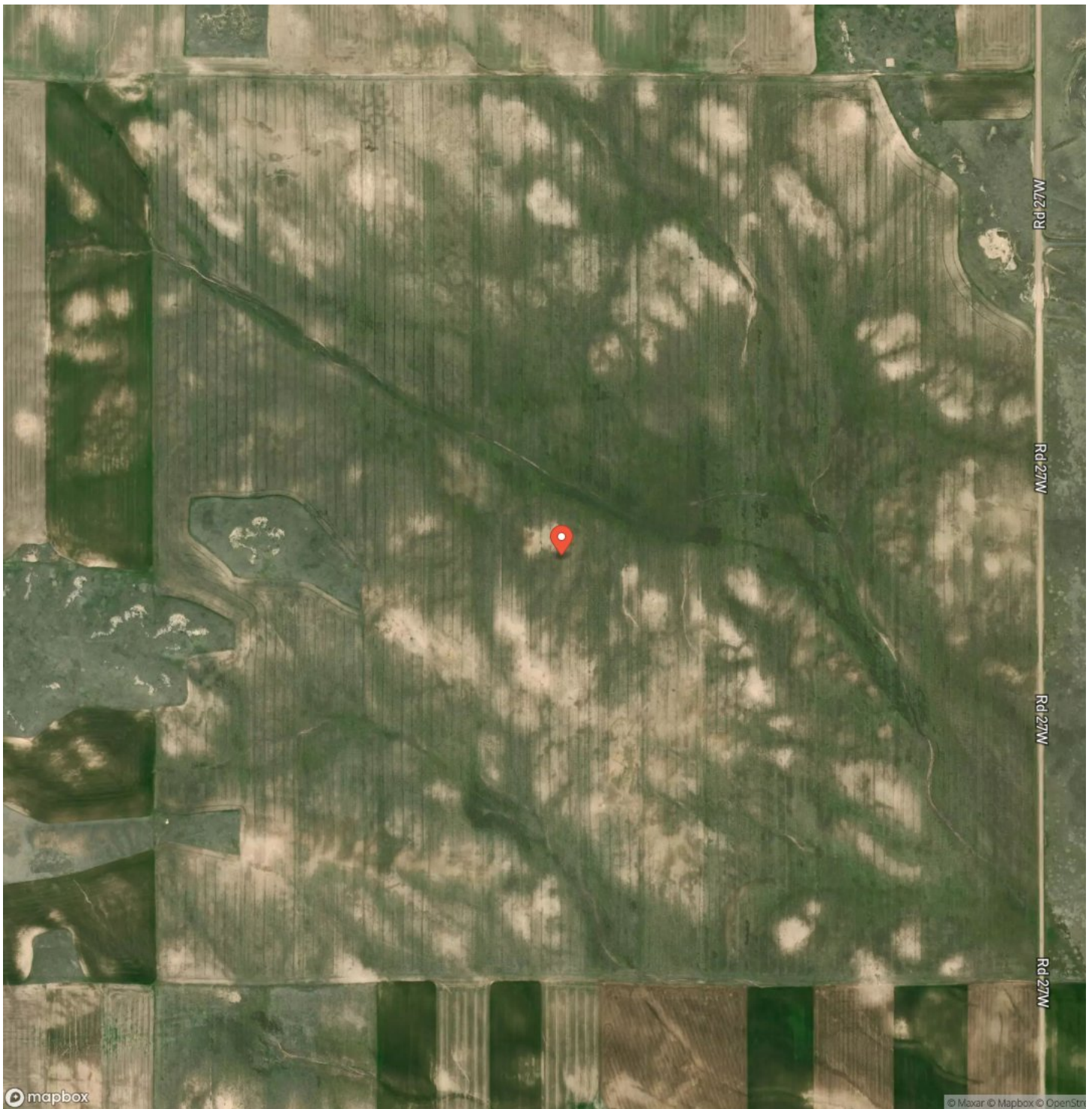
Seller retains all mineral rights owned.



Locator Map



Satellite Map



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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