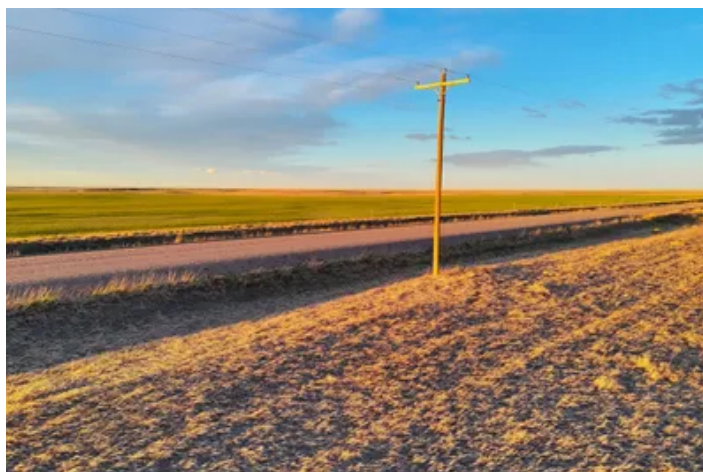
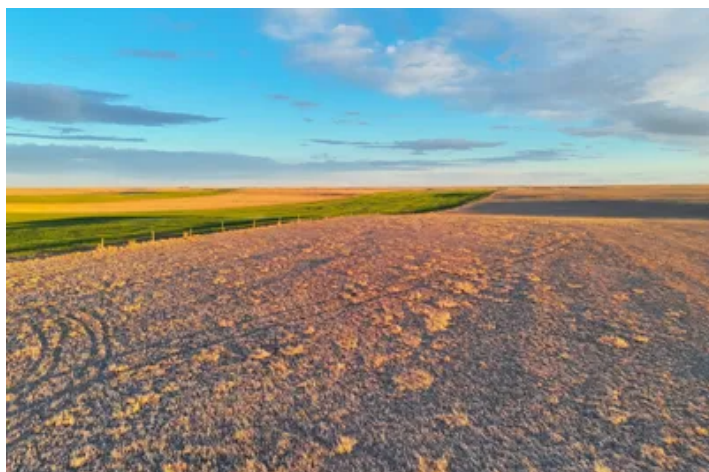


Large Quarter of Expired CRP & Good Soils
TBD Road 14S
Bushnell, NE 69128

\$135,000
161.3± Acres
Kimball County



Large Quarter of Expired CRP & Good Soils Bushnell, NE / Kimball County

SUMMARY

Address

TBD Road 14S

City, State Zip

Bushnell, NE 69128

County

Kimball County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.0905964 / -103.8689

Acreage

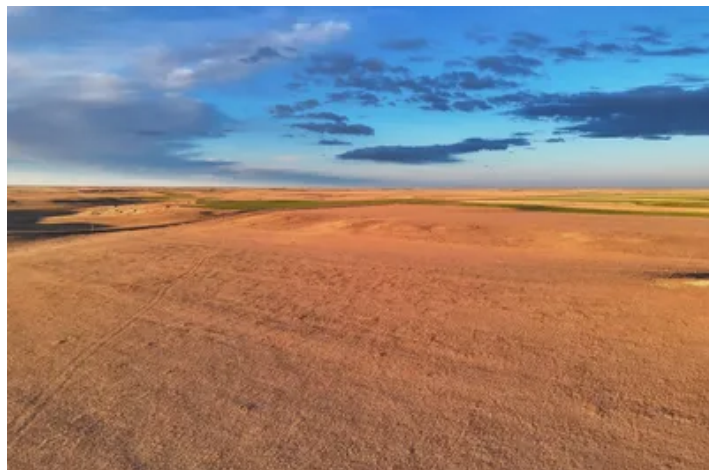
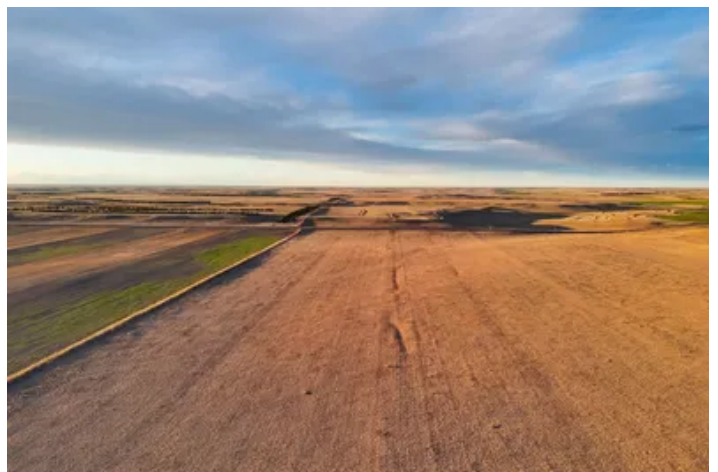
161.3

Price

\$135,000

Property Website

greatplainslandcompany.com



Large Quarter of Expired CRP & Good Soils Bushnell, NE / Kimball County

PROPERTY DESCRIPTION

161.3 Acres | Kimball County, Nebraska | Expired CRP & Hunting Opportunities

Located south of Bushnell, Nebraska, this 161.3 acre property in Kimball County offers an excellent opportunity for farmers, investors, and recreational land buyers. Featuring mostly tillable acreage currently out of the Conservation Reserve Program (CRP), this versatile tract offers multiple possibilities for future use, including crop production, livestock grazing, wildlife habitat, or potential re-enrollment in an available CRP program, subject to FSA guidelines and eligibility.

Historically, crops grown in the area include wheat, millet, sunflowers, and corn. The property consists primarily of Class IIIc and Class IIc soils. The relatively level terrain and productive soil types provide an attractive foundation for buyers considering returning the acreage to crop production. Prospective buyers should verify individual soil ratings, yield potential, and program eligibility to determine the best use for their operation or investment objectives.

Beyond its agricultural appeal, this property offers recreational opportunities in an area known for its wildlife. Neighboring properties feature established windbreaks and tree rows that enhance wildlife habitat throughout the surrounding area. Deer, antelope, pheasants, and small game are among the wildlife found locally, making this tract an appealing option for buyers seeking a combination of agricultural land and hunting potential.

Access is convenient with well-maintained county road frontage along the northern boundary, providing year-round accessibility. Electricity also runs along the north boundary, offering a potential utility advantage for buyers considering a future building site, subject to applicable county requirements, utility availability, and necessary approvals.

Whether you're looking to expand an existing farming operation, diversify your land investment portfolio, establish a grazing tract, or secure property with agricultural and recreational potential, this 161.3 acre offering deserves a closer look. FSA information is available upon request.

Contact your local Land Professional for additional information or to schedule a private tour. **All showings are by appointment only, with no exceptions.**

Property Highlights

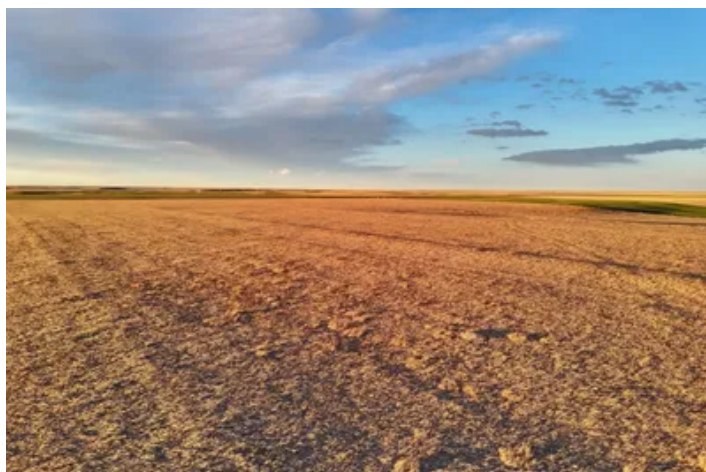
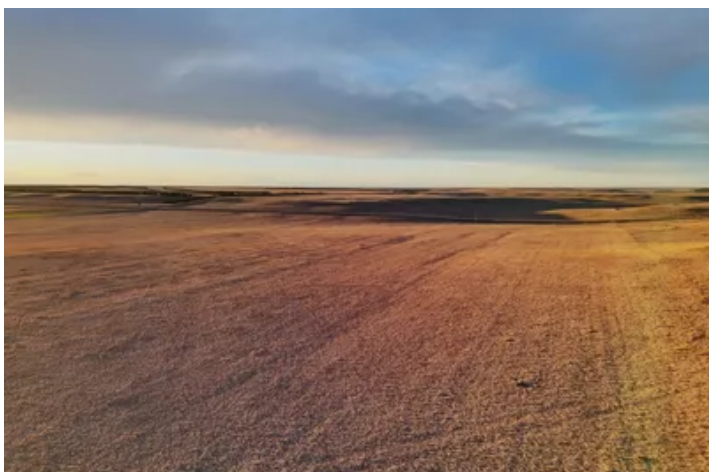
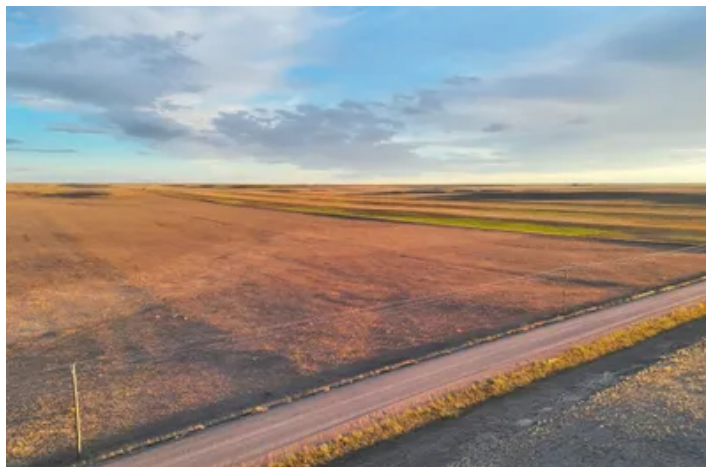
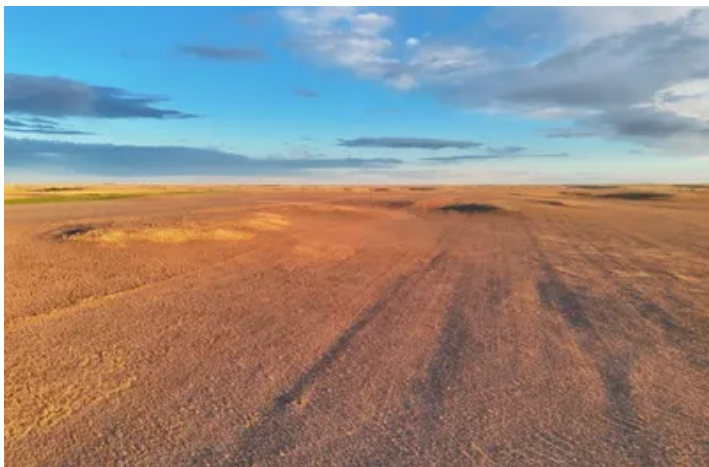
- **Location:** Kimball County, Nebraska, south of Bushnell
- **Acreage:** 161.3 acres
- **Land Use:** Primarily tillable cropland, recently out of CRP
- **Soils:** Predominantly Rosebud-Hemingford loams and Rosebud loam
- **Topography:** Mostly level terrain with 0-1% slopes
- **Soil Classes:** Primarily Class IIIc and Class IIc
- **Agricultural Potential:** Crop production, livestock grazing, or potential CRP enrollment, subject to eligibility
- **Recreational Appeal:** Local deer, antelope, pheasant, and small-game hunting opportunities
- **Access:** Well-maintained county road frontage along the northern boundary
- **Utilities:** Electricity along the northern boundary
- **Building Potential:** Possible building sites, subject to local regulations and approvals
- **Investment Opportunity:** Potential to expand an existing operation or diversify a land portfolio
- **Additional Information:** FSA information available upon request

Buyer Broker Notice

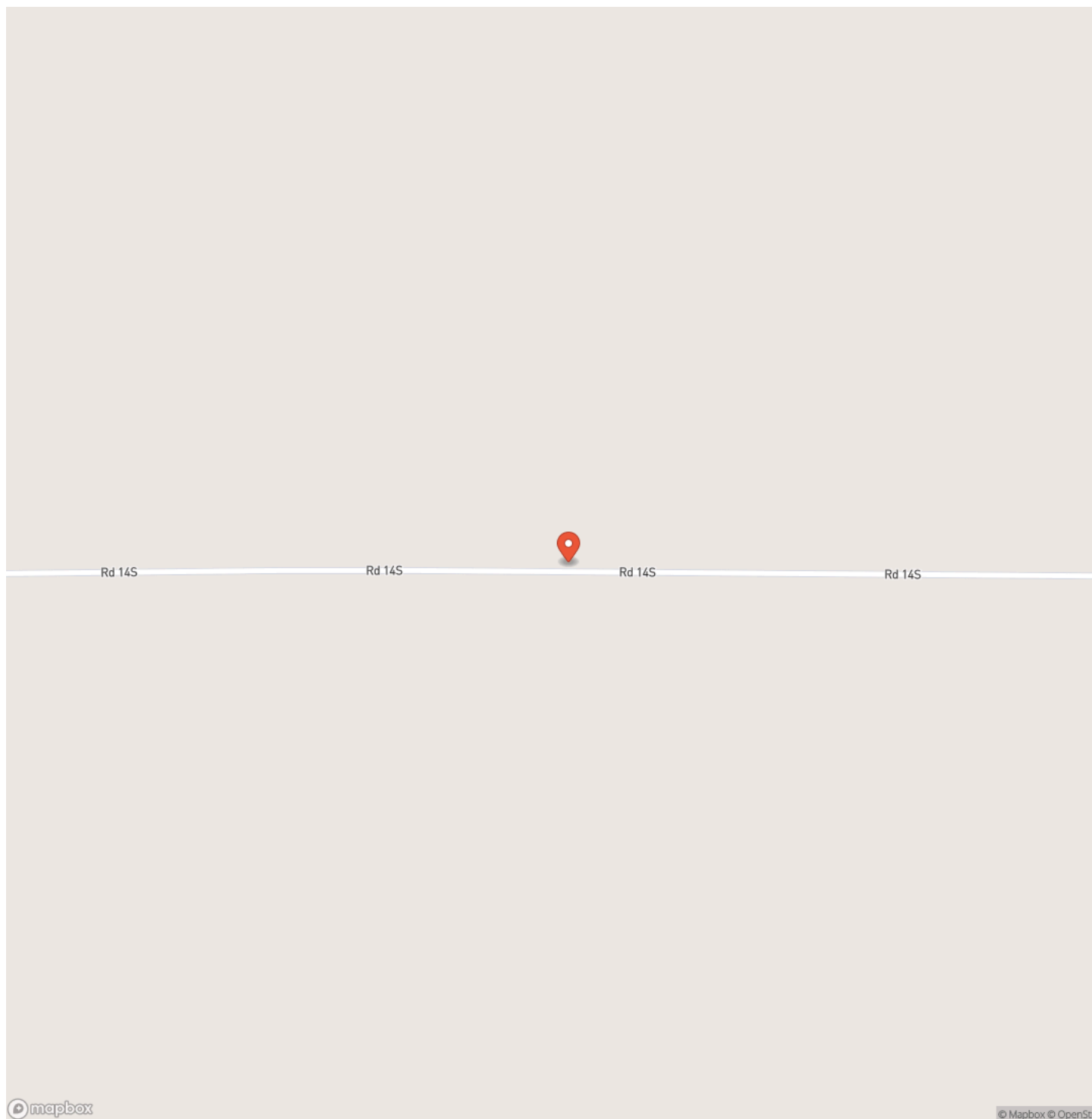
When purchasing property listed by Great Plains Land Company, any buyer's broker, if applicable, must be identified upon first contact and must accompany the buyer at the initial property showing to participate in a real estate commission. Failure to meet these requirements may result in compensation, if any, being provided at the sole discretion of Great Plains Land Company.



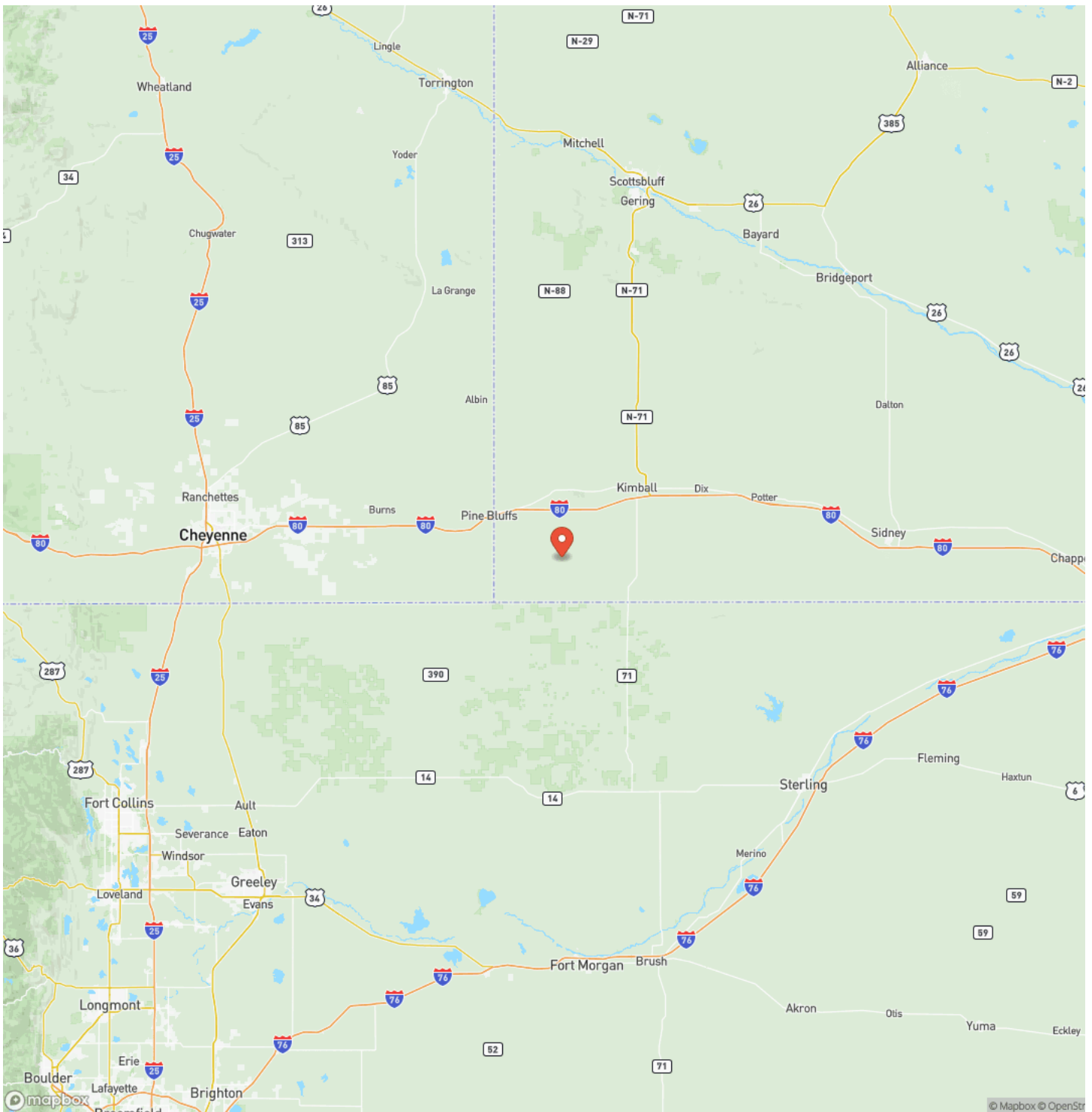
Large Quarter of Expired CRP & Good Soils
Bushnell, NE / Kimball County



Locator Map



Locator Map



Satellite Map



Large Quarter of Expired CRP & Good Soils 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

Merino, CO 80741

NOTES

This image shows a blank 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:

<https://greatplainslandcompany.com/>

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.



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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