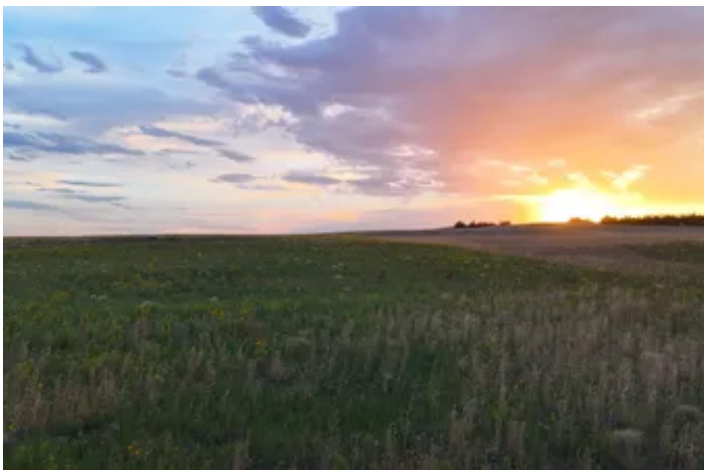


Kimball County Rural Acreage
Road 7W TBD
Kimball, NE 69145

\$55,000
40.45± Acres
Kimball County



Kimball County Rural Acreage

Kimball, NE / Kimball County

SUMMARY

Address

Road 7W TBD null

City, State Zip

Kimball, NE 69145

County

Kimball County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

41.079079 / -103.992704

Acreage

40.45

Price

\$55,000

Property Website

<https://greatplainslandcompany.com/detail/kimball-county-rural-acreage/kimball/nebraska/112865/>



Kimball County Rural Acreage

Kimball, NE / Kimball County

PROPERTY DESCRIPTION

This western Nebraska acreage presents a great opportunity to own a versatile tract with a variety of possibilities. The property features a combination of open pasture and productive cropland, offering scenic views and a quiet country setting. Multiple locations throughout the property provide potential for a future homesite, recreational getaway, or investment opportunity.

Located approximately 8 miles south of Pine Bluffs, Wyoming, and just a short distance from Interstate 80, this property offers convenient access while maintaining the privacy and appeal of rural living. Electrical service is available along the maintained county road, adding to the property's potential for future development.

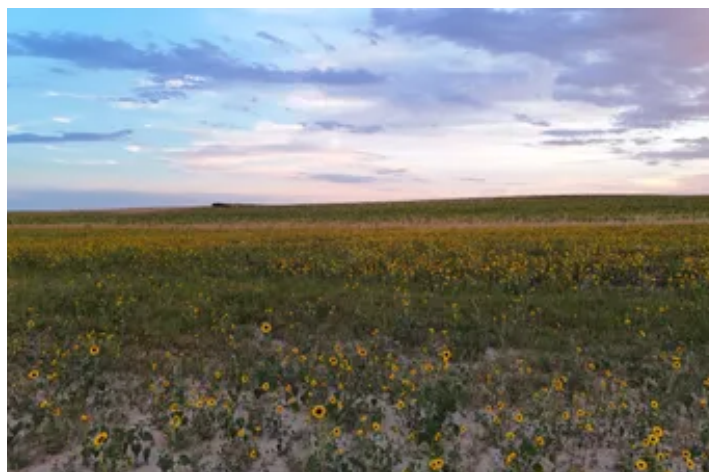
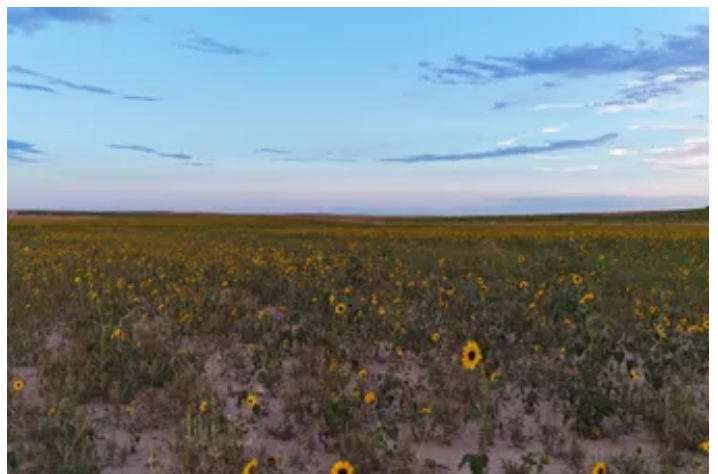
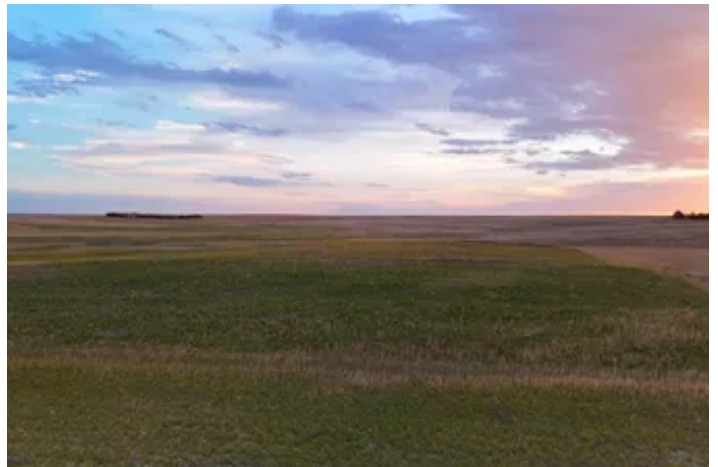
The surrounding area provides excellent wildlife habitat, with opportunities to enjoy hunting for deer, pronghorn, and small game. Whether you're looking for a place to build, enjoy the outdoors, or own a quality piece of western Nebraska land, this property offers flexibility and opportunity.

****The details provided have been gathered from sources deemed trustworthy, but their accuracy and completeness have not been independently verified. Great Plains Land Company offers no assurances, warranties, or guarantees regarding the information presented. Great Plains Land Company bears no responsibility or liability for any inaccuracies, omissions, or reliability issues within this content. It is strongly advised that you perform your own thorough, independent investigation of the property and confirm all information yourself. Any decision to rely on this information is made entirely at your own discretion and risk.****

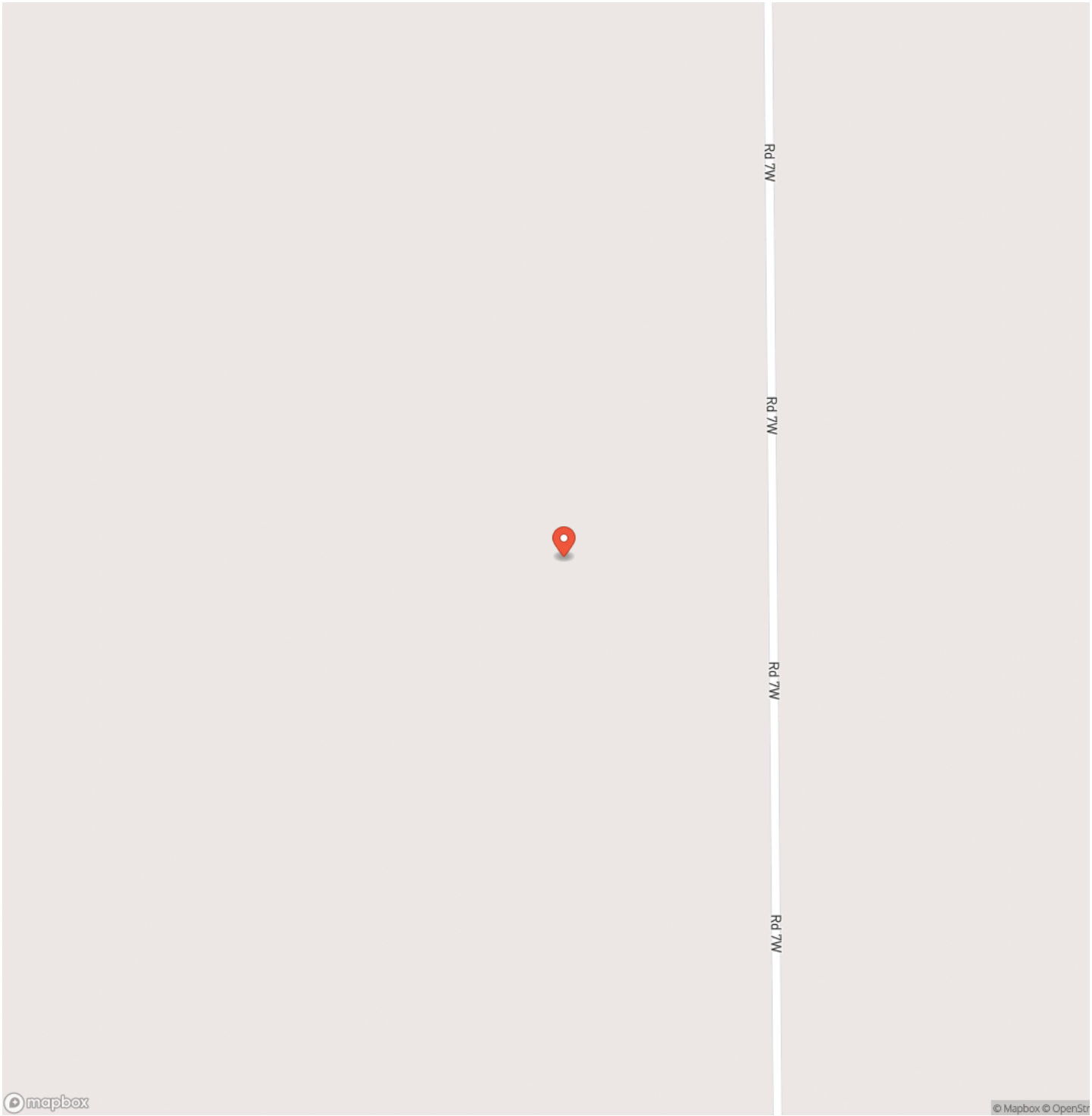
****When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



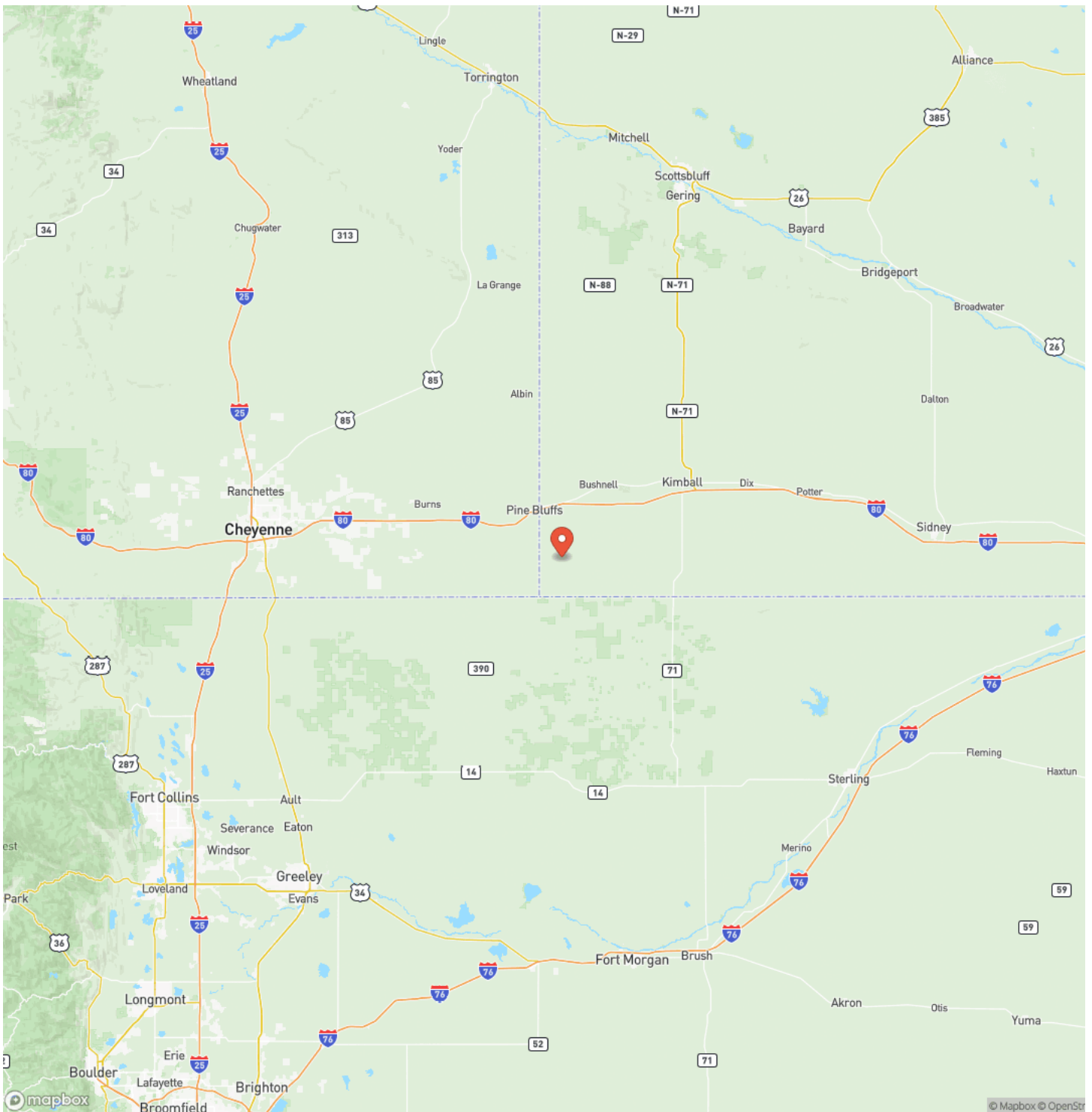
Kimball County Rural Acreage
Kimball, NE / Kimball County



Locator Map



Locator Map



Satellite Map



Kimball County Rural Acreage
Kimball, NE / Kimball County

LISTING REPRESENTATIVE

For more information contact:



Representative

Riley Rohm

Mobile

(308) 203-8076

Email

riley@greatplains.land

Address

12910 Road 16

City / State / Zip

Sidney, NE 69162

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 guide for writing. 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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