FARMERS NATIONAL COMPANY

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L-2500153



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LAND FOR SALE

312.37± Acres, Kimball County, Nebraska

OFFERED AT
$260,000

Highlights:

- 290.19 acres enrolled in CRP through September 30, 2034
- Excellent opportunity for an investor, neighboring landowner, or buyer seeking a low-maintenance agricultural land investment
- Established annual CRP income provides a long-term, predictable revenue stream.



For additional information, please contact:
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Property Information

Directions to Property:

Coming from the North: From the stoplight in Kimball, Nebraska, travel 10 miles south to Road 14S. Turn right (west) and travel two and one-half miles west on Road 14S to what is the northeast corner of the property.

Coming from the South: From the Colorado/Nebraska state line, travel five and one-half miles north to Road 12S. Turn left (west) and travel two and one-half miles west on Road 12S to what is the southeast corner of the property.

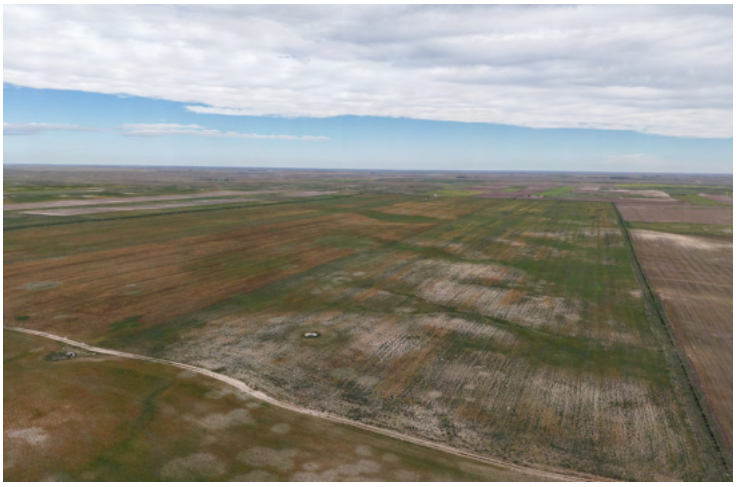
Legal Description:

West 1/2 of Section 21, Twp. 13N, Range 56 West of the 6th P.M.

Property Description:

This 312.37± acre property in Kimball County, Nebraska offers an attractive combination of agricultural land ownership and dependable long-term income. Located west of Highway 71 and south of Kimball, the property consists of one contiguous tract with convenient access from both the north and south.

Approximately 290.19 acres are enrolled in the Conservation Reserve Program (CRP) through September 30, 2034, providing an established annual income stream while maintaining the land in conservation cover. Historically operated as productive dryland cropland, the property offers buyers the opportunity to acquire a sizable tract with a proven agricultural history and the benefit of predictable CRP revenue.



With its location, accessibility, contiguous acreage, and long-term CRP enrollment, this property is well suited for an agricultural investor, neighboring landowner, or buyer looking for a passive land investment with dependable income and long-term ownership potential.

CRP Information:

290.19 acres, due to expire September 30, 2034.
Annual payment of $7,742.00

Improvements:

The property is primarily unimproved agricultural land. A former grain-bin foundation remains near the southeast portion of the property; the grain bin was removed following wind damage in the spring of 2024.

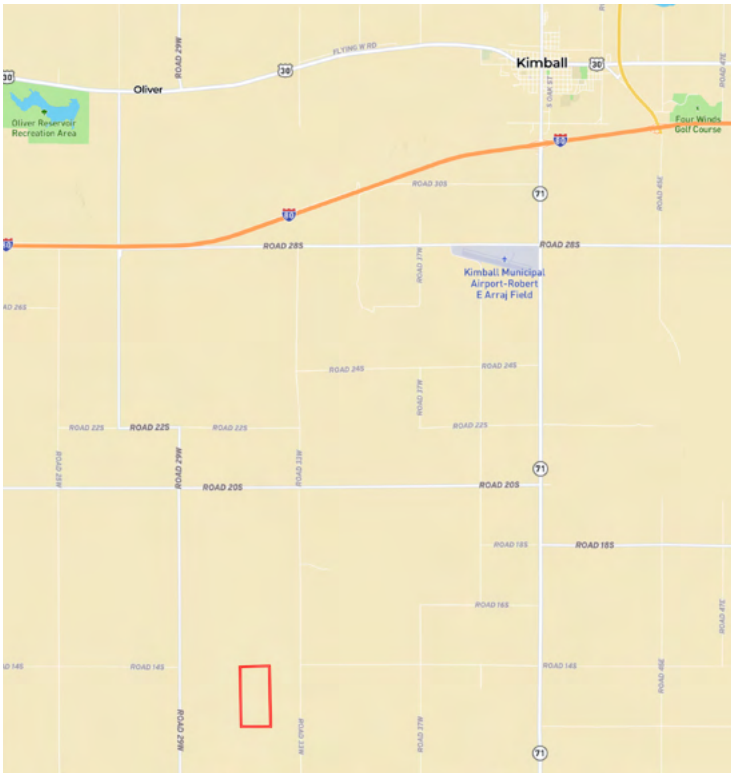
2025 Taxes:

$1,350.98

Price:

$260,000

Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	101.37	32.47	0	16	6s
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	76.46	24.49	0	25	3e
1725	Rosebud loam, 0 to 1 percent slopes	56.58	18.13	0	31	2c
1744	Rosebud-Hemingford loams, 0 to 1 percent slopes	29.91	9.58	0	38	3c
1735	Rosebud-Blanche complex , 1 to 3 percent slopes	21.43	6.87	0	32	3e
1500	Altvan fine sandy loam, 1 to 3 percent slopes	19.19	6.15	0	33	3e
1660	Lodgepole loam, occasionally ponded	4.72	1.51	0	45	3w
1508	Altvan-Eckley complex, 3 to 9 percent slopes	2.5	0.8	0	26	4e
TOTALS		312.16(*)	100%	-	25.69	3.8



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