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FOR MORE INFO!



LAND FOR SALE

312.37± Acres, Kimball County, Nebraska

OFFERED AT
\$289,000

Highlights:

- Great entry point for an investor or growing farmer
- Good access to the farm on north and south sides
- Established dryland farm in Kimball County that has been accepted into the CRP program



For additional information, please contact:
Matt Miller, Agent | (308) 631-9548
MMiller@FarmersNational.com

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 is a nicely established dryland farm in Kimball County that lies west of Highway 71 south of Kimball,

Nebraska. It has recently been enrolled into the CRP program and can be transferred to the new owner, or there is an option to terminate the contract and farm it in 2025. This is a great property for someone looking to expand acres or a passive income with an established enrollment in a long-term CRP program.

CRP Information:

- 190.19 acres, due to expire September 30, 2034.
- Annual payment of \$7,742.00

Improvements:

- There is a foundation of an old grain bin on the southeast side of the farm. The grain bin blew down in the spring of 2024.

Taxes:

- \$1,259.24



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.

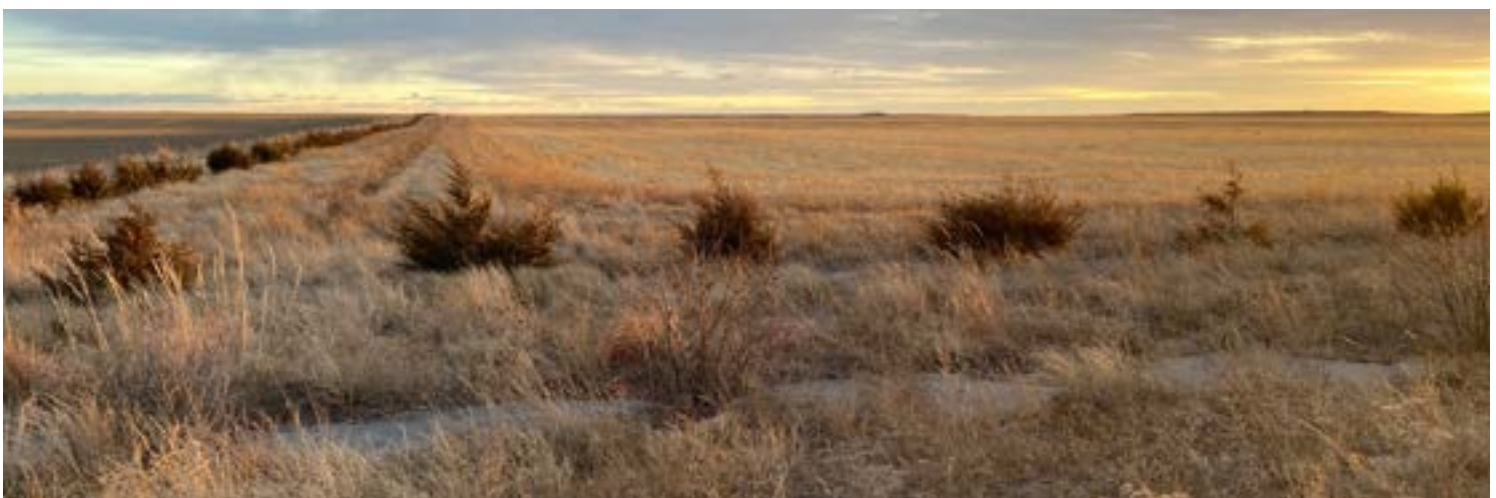
Aerial Map



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



Property Location

