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FOR MORE INFO!



LAND FOR SALE

136± Acres, Kimball County, Nebraska

OFFERED AT
\$400,000

Highlights:

- Unique property for future development in the Kimball, Nebraska area
- Great business property with potential to be tailor fit to your needs
- Great access to major highway and proximity to Highway 71 bypass and Interstate 80



For additional information, please contact:

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Property Information

Directions to Property:

Traveling south on Highway 71 north of Kimball, turn right on Road 41E (old Highway 71), and travel approximately 1,000 feet and the property will be to the west. From the south, travel north through Kimball, Nebraska, go past County Road 38 and then you will see a housing development on the west side, go just past the last house and the property will be on the west side of the road.

Legal Description:

SE 1/4 (Exc. 8.65 and 10.05 acres) of Section 18, Township 15N, Range 55 West of the 6th P.M.

Property Description:

This is a nicely established CRP pasture (expiring in 2027 or buyout option) with great future potential for a business or housing development in the Kimball, Nebraska area. A business with larger property needs can take advantage of the close proximity to a major highway and transportation needs.

Improvements:

There are some minor improvements on the east side of the property including a water hydrant, electrical panel, and a septic tank.

Farm Data:

Non-crop	20.64 acres
CRP	115.36 acres

CRP Information:

115.36 acres with an annual payment of \$3,285.00, expiring September 30, 2027.

2024 Taxes:

\$774.60

Price:

\$400,000.00



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
1508	Altvan-Eckley complex, 3 to 9 percent slopes	68.89	48.07	0	26	4e
1327	Bayard fine sandy loam, 0 to 3 percent slopes	47.37	33.05	0	36	3e
5607	Broadwater loamy sand, channeled, occasionally flooded	19.26	13.44	0	7	6w
1301	Bayard fine sandy loam, 3 to 6 percent slopes	7.79	5.44	0	40	4e
TOTALS		143.3 1(*)	100%	-	27.51	3.94



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