

BUSHNELL

LISTING #16598

NEBRASKA

KIMBALL COUNTY



LAND AVAILABLE

TROY VOGEL | 970.520.9225 | Troy@PeoplesCompany.com

KIMBALL COUNTY

156.46
ACRES M/L

ASKING PRICE \$120,000

PEOPLES COMPANY is pleased to represent the 156.46 acres m/l of Kimball County, Nebraska land. Located twelve miles southwest of Bushnell, NE, and ten miles southeast of Pine Bluffs, WY line, this property offers a strong ROI through the Conservation Reserve Program (CRP). Currently, the property has 154.94 acres enrolled in the Conservation Reserve Program (CRP). The program is enrolled into 154.94 acres of CP25 (Rare & Declining Habitat) expiring in 2028 with an annual payment of \$5,156 (\$33.28 Per Acre). The primary soil types are Tassel-Blanche Sandy Loams and Altvan-Satanta Fine Sandy Loams. This farm is located southwest of Bushnell in Section 34 of Bushnell Township in Kimball County, Nebraska.

DIRECTIONS

From Bushnell, Nebraska: Head south out of town on Highway 53C for 12.5 miles. Turn right onto Road 8 and travel west for 3 miles. Turn right onto Road 11 and travel north for 0.5 miles. The property is on the west side of Road 11.



CONSERVATION RESERVE PROGRAM

Enrolled: 154.94 acres
Expires: 2028
Payment: \$5,156 (annually)
Price Per Acre: \$33.28

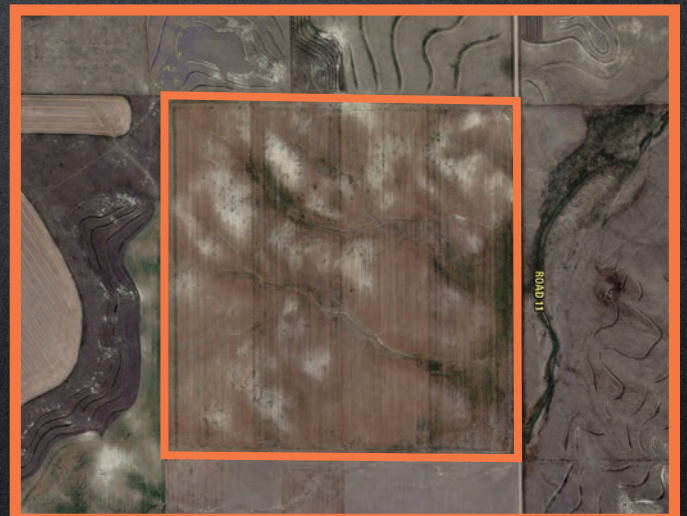


CONTACT

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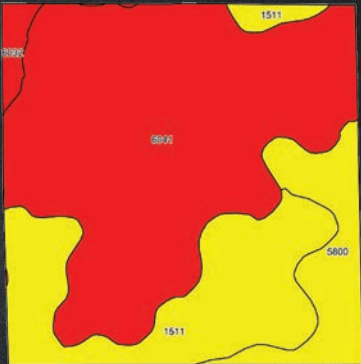








LEGAL DESCRIPTION The Northeast Quarter of Section 34, Township 13 North, Range 58 West of the 6th P.M. Kimball County, Nebraska. Exact legal description to be taken from Title Commitment.

REAL ESTATE TAXES: \$873.46

TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	Legend	Non-Irr Class
6041	Tassel-Blanche sandy loams	95.14	61.4%		Vle
1511	Altvan-Satanta fine sandy loams	39.38	25.4%		IIIe
5800	Albinas-Cheyenne loams	17.30	11.2%		IIIc
6032	Tassel-Blanche complex	3.12	2.0%		VIIs

Weighted Avg

4.90



◀ **SCAN**
for more info

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12119 Stratford Drive
Clive, IA 50325



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K I M B A L L
C O U N T Y

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