

— Farmland Available —
KIMBALL COUNTY

Nebraska

— 480 —

ACRES M/L
CROPLAND & CRP

CONTACT

BEN GARDINER 970.520.4871
Ben.Gardiner@PeoplesCompany.com
NE LIC 20240599

PeoplesCompany.com
Listing #19493



Farmland Available

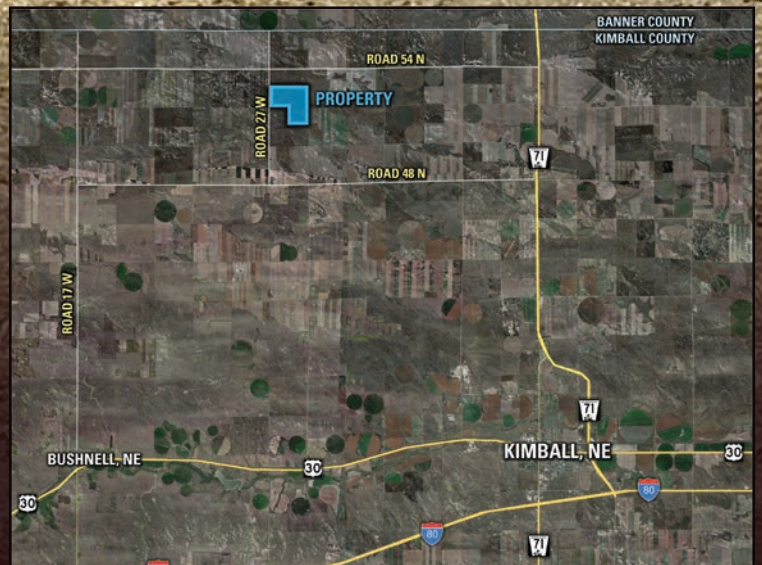
KIMBALL COUNTY

Nebraska

Here is an exceptional opportunity to acquire a productive and well-managed 480± acre farm in western Nebraska. Situated in northern Kimball County, with access along Road 27 W, this property is just minutes from Highway 71 and Interstate 80. Offering a strong combination of organic cropland and CRP, this farm is ideal for both investors and operators seeking stable returns and agricultural sustainability.

Whether you are an established operator looking to expand your organic footprint or an investor pursuing resilient agricultural assets, this farm offers versatility and security.

Approximately 400± acres are certified organic cropland with an NCCPI rating of 31.9 (338.94 acres of this actively enrolled in CRP through 9/30/27 with an annual payment of \$10,172). Additionally, 60.90 acres are enrolled in the Grasslands CRP program, offering both environmental benefits and dependable income; this portion of the property generates \$914 annually (\$15.00 per acre) under a contract secured through September 30, 2036.









SCAN THE QR CODE TO VIEW THIS LISTING ONLINE
PEOPLES COMPANY.COM

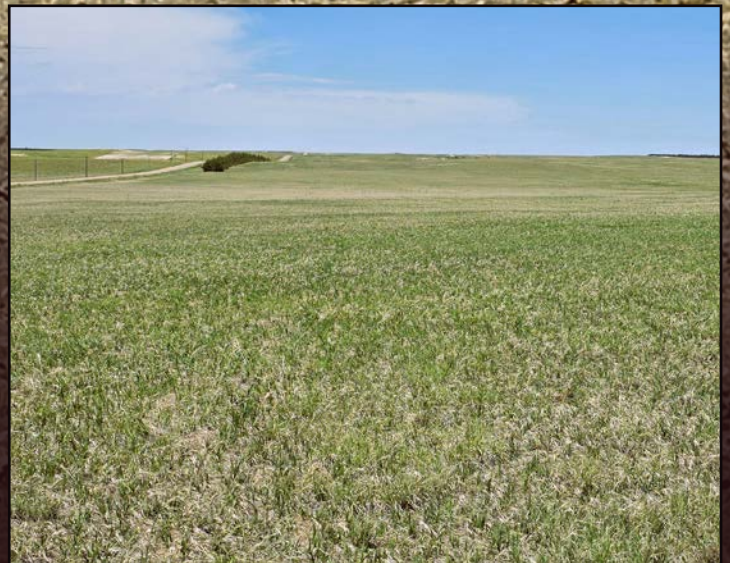
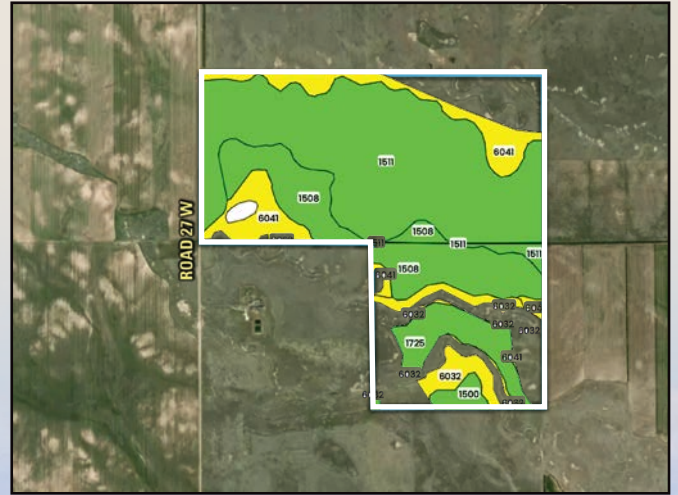
480

ACRES M/L
CROPLAND & CRP

LISTING #19493 | ROAD 27 W | KIMBALL, NE 69145 | ASKING PRICE \$408,000

FSA TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	NCCPI
1511	Altvan-Santanta fine sandy loams	205.46	51.80%		40
1508	Altvan-Eckerly complex	80.76	20.36%		26
6041	Tassel-Blanche complex	50.76	12.80%		16
1725	Rosebud loam	29.34	7.40%		32
6032	Tassel-Blanche complex	22.76	5.74%		15
1500	Altvan fine sandy loam	7.55	1.90%		34
Weighted Average					31.9



CONTACT

BEN GARDINER 970.520.4871
 Ben.Gardiner@PeoplesCompany.com
 NE LIC 20240599

PeoplesCompany.com
 Listing #19493





1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
Listing #19493

Designed by Ryan Ferguson

— 480 —

ACRES M/L
CROPLAND & CRP

CONTACT

BEN GARDINER 970.520.4871
Ben.Gardiner@PeoplesCompany.com
NE LIC 20240599



SCAN THE QR CODE TO VIEW
THIS LISTING ONLINE

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.