

LAND FOR SALE

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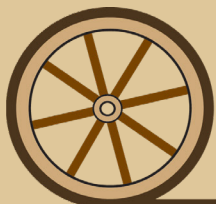
BUSHNELL – KIMBALL COUNTY CRP



Don Walker

LOCATION:	From Bushnell, Nebraska: 5 miles north on Rd-17W, then west 1 mile on Rd-44N to the northeast corner of the property.
LEGAL DESCRIPTION:	All Section 1-T15N-R58W of the 6th PM, Kimball County, NE.
TAXES & ACRES:	632.13 Tax Assessed Acres - 2021 taxes payable in 2022: \$3,494.68
PRICE:	\$400,000.00
FSA-CRP INFO:	526.61 acres enrolled in CRP contract #1390C from 10-01-2010 to 09-30-2025 with a payment of \$25.98 / acre for an annual payment of \$13,680.00. 99.27 acres enrolled in CRP contract #11235B from 10-01-2016 to 09-30-2031 with a payment of \$15.00 / acre for an annual payment of \$1,489.00.
SOILS:	Primarily Altvan-Eckley complex and Chappell-Bayard-Broadwater complex.
IMPROVEMENTS:	60x40 Arch-rib Quonset (2) 3000 bu. Grain Bins
WELL INFO:	Submersible well and stock tank located near the improvement site.
COMMENTS:	Very nice section of CRP with good investment returns. Excellent access with county roads on North and West boundaries.
CONTACT:	Don Walker, Listing Agent 308.764.7175 Jerry Weaver, Bruce Dodson, Chase Dodson, Mike Polk, Roger Luehrs

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MAPS + IMAGES



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