

# CSH Family Trust CRP

478± ACRES | KIMBALL COUNTY, NE

New Listing



**Overview:** Excellent investment opportunity in southeastern Kimball County. Accessible via Road 6 on the northern boundary. Seller to convey all OWNED mineral rights.

#### QUICK FACTS:

- 478.1± deeded acres per FSA (466.3 taxed acres)
- Located 16± mi southeast of Dix, NE
- Access via Road 6 along north boundary
- 472.69 ac enrolled in CRP through 9/30/27 @ \$13,798 per year (\$29.19/ac)
- Enrolled in Open Fields & Waters (OFW) for \$3/acre
- Seller to convey all OWNED mineral rights
- R/E Taxes: \$2269± (2022)
- LEGAL: W1/2E1/2, W1/2 of Section 12, T12N-R54W



**Asking Price \$350,000**



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**ADDRESS SERVICE REQUESTED**

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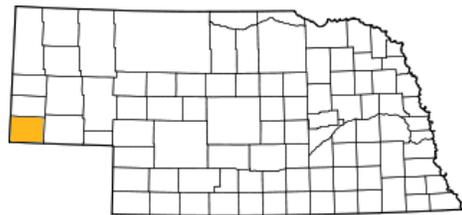
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# CSH Family Trust CRP

478± Total Acres

**New Listing**

KIMBALL COUNTY, NE



## PRIVATE TREATY

Excellent investment opportunity in southeastern Kimball County, Nebraska. This property consists of mainly class III and IV soils and could readily be farmed upon expiration of the current CRP contract.

