

South Kimball 465

465± ACRES | KIMBALL COUNTY, NE

New Listing



OVERVIEW:

465± acres south of Kimball, NE, in southern Kimball County. Easily accessible along Highway 71. Cropland subject to crop-share lease for 2024; Buyer to receive landlord share of crops.

QUICK FACTS:

- 465± total FSA acres (462± assessed acres)
- 8.5± mi south of Kimball, NE—Kimball County
- 233.74± ac dryland (80.67± ac planted to wheat; 70.73± ac fallow/stubble)
- 174.02± ac enrolled in CRP
- 57.2± ac grass/rds
- Possession subject to existing farm lease
- **FSA Base:** 216.43 ac wheat @ 27 bu PLC yield; 3.12 ac oats @ 35 bu PLC yield; 14.19 ac barley @ 41 bu PLC yield
- **CRP Pymt:** \$3,299.00/year or \$18.96/acre; Expires 9-30-2030
- **R/E Taxes:** \$2,479.20± (2023)
- **Legal:** E½, except a 7.92 ac tract and NW¼ of Sec 18, T13N, R55W
- Seller to reserve 50% of all OWNED mineral rights for 20 years

Asking Price \$320,000

**SCAN THE QR FOR
MORE PHOTOS &
INTERACTIVE MAP**



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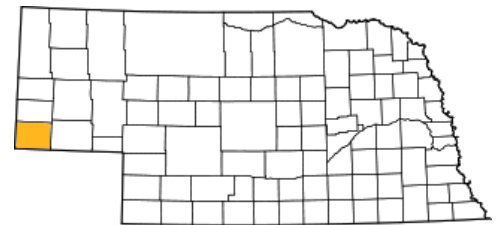
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South Kimball 465

465± Total Acres

New Listing

KIMBALL COUNTY, NE



234± acres cropland with 174± acres enrolled in CRP through 2030. Cropland subject to crop-share lease for 2024; Buyer to receive landlord share of crops. CRP annual payment of \$3,299 at \$18.96/acre.

