

G4U4 Kimball County Farm

79.00 Acres | Kimball County, NE | \$91,000



HAYDEN  OUTDOORS.

G4U4 Kimball County Farm

TOTAL ACRES:

79.00

PRICE:

\$91,000

COUNTY:

Kimball County

CLOSEST TOWN:

Kimball, NE

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game, Upland Birds
Income Producing
Rental Property

Land Details

Address: 001 TBD Road 14S,
Kimball, Nebraska 69145, USA

Closest Town: Kimball

Total Acres: 79.00

Deeded Acres: 79.00

Zoning: Ag

Elevation: 4920

Topography: Level

Vegetation: crops

Tillable/Crop/Orchard Acres: 79

Water Rights: Yes, All appurtenant water rights associated with this property will transfer to the Buyer at Closing.

Mineral Rights: Yes, All (if any) currently owned by the Seller on this property will transfer to the Buyer at Closing.

Income Type: cropshare

Estimated Taxes: \$267.46 - 2024

Source of lot size: Assessor/Tax Data

Property Summary

G4U4 Kimball County Farm is an excellent opportunity to expand your current farm or add to your investment portfolio. The farm has a good tenant in place with 1 year remaining on the current crop share lease. This farm is located in an area that doesn't trade hands very often so take advantage of this opportunity as it may not come around again!

Land

G4U4 Kimball County Farm is 79 acres more or less of level dryland crop ground with good soils. It should also be noted that the Corps of Engineers recently acquired an easement for a future underground communications line that will go diagonally South to North across the site.

Recreation

G4U4 Kimball County Farm will allow you to enjoy all the recreational activities associated with the rural lifestyle, from riding UTV's, ATV's and horses to just enjoying nature. The property is only a short distance south of Kimball and boasts excellent Mule deer, pronghorn and upland bird hunting.

Agriculture

G4U4 Kimball County Farm is 79 +/- acres of dryland crop ground. The farm is currently leased through the 2026 growing season with a 1/3 (owner) 2/3 (tenant) crop share lease. The owners 1/3 share of the growing 2026 crop will transfer to the Buyer.





Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property will transfer to the Buyer at Closing. All (if any) mineral rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

General Operations

This property is currently operated as a dryland farm with a 1/3 (owner) 2/3 (tenant) crop share lease through 2026

Region & Climate

Weather Highlights

- Summer High: the July high is around 86 degrees | Winter Low: the January low is 14
- Rain: averages 17 inches of rain a year | Snow: averages 38 inches of snow a year
- Kimball, Nebraska gets 17 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Kimball averages 38 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 226 sunny days per year in Kimball. The US average is 205 sunny days.

Kimball gets some kind of precipitation, on average, 79 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

Location

G4U4 Kimball County Farm is located 1/4 mile west of Hwy 71 on Road 14S approximately 8.5 miles south of Interstate I-80 at the Kimball Exit. The property is 2 hours northeast of Denver, CO, 1 hour east of Cheyenne, WY and 6.25 hours west of Omaha, NE.

Kimball is also home to the Kimball Municipal Airport. Kimball Municipal Airport is a public use airport with self-serve CC fuel, 100LL, and straight Jet A fuel is available. Other amenities include: free tie down area, flight center with meeting area/lounge/tv, and two courtesy cars are available for local use. A private part-time aviation company provides storage, repair, flight instruction, and rentals.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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