



FOR SALE

KIMBALL COUNTY CRP

Bushnell, NE

155.10 +/- Acres

OFFERED AT:
\$139,900

ABOUT THIS PROPERTY:

Here is a property in western Nebraska with great potential. This parcel consists of 155.10 +/- acres and is located southwest of Bushnell, NE and southeast of Pine Bluffs, WY. This property has been in the CRP program since the 80s and the contract expires on September 30, 2025. The current contract is bid at \$27 an acre.



More About this Property:

With the CRP contract expiring, some options are reenrolling the parcel back into CRP, fencing off and grazing, or tilling into row crop. The property has an NCCPI soil score of 26.9. There are also good hunting opportunities for upland game birds, mule deer, and antelope.

Sellers maintain 50% mineral rights for 7 years.

Taxes: 2024 \$624.38

Legal Description: NE ¼ of Section 9, T13N, R58W Kimball County, NE

Parcel ID: 530007231

Directions: From Bushnell, head south on Road 17 W for 6 miles past I 80 to County Road 16. Then go 4 miles west to County Road 9. Then go ½ mile north. The property is on the west side of the road.

FEATURES:

- 155.10 +/- acres
- Road access on 2 sides
- NCCPI soil score of 26.9
- Single phase power on north road of the property
- Hunting opportunities

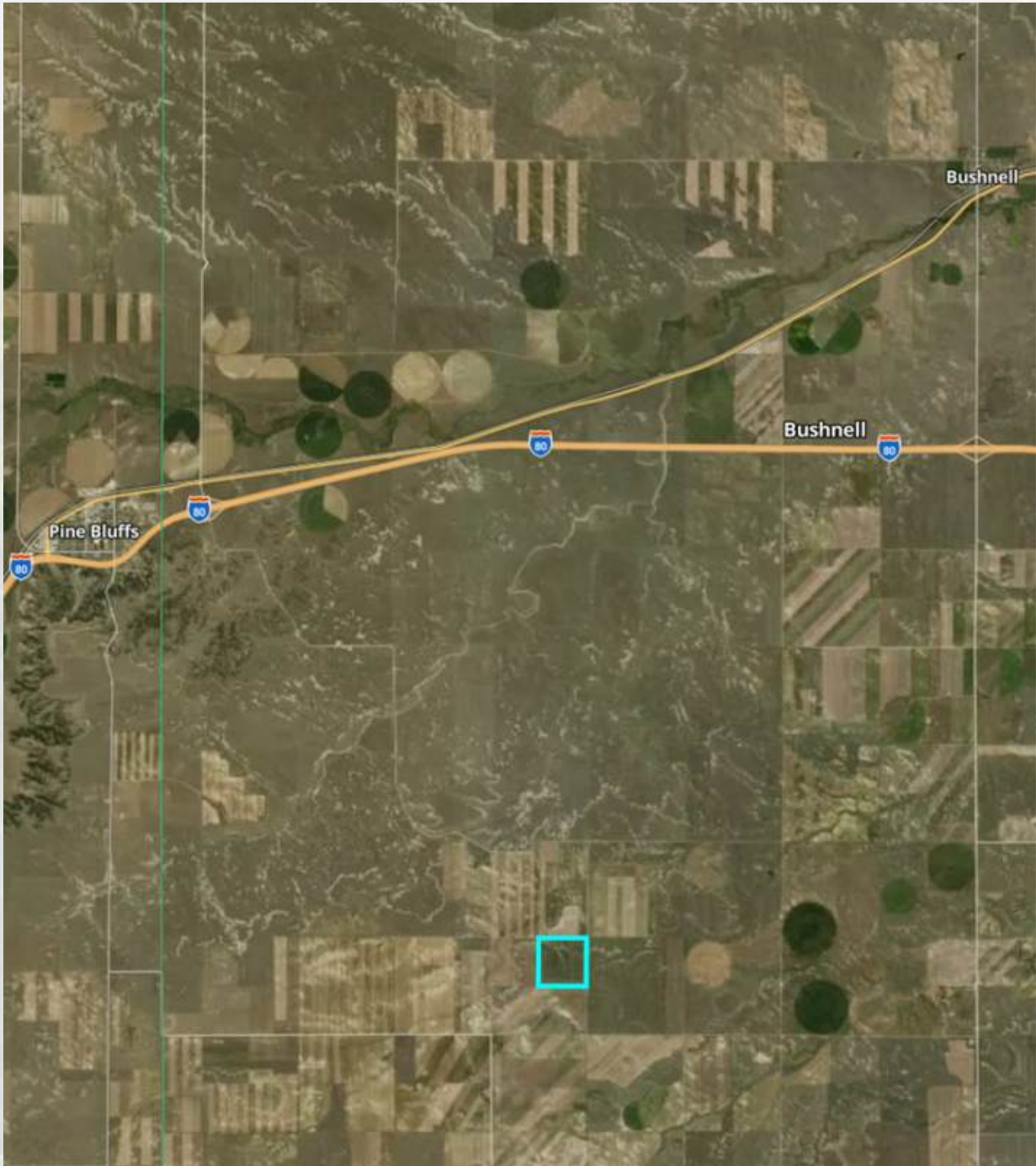
KIMBALL COUNTY,
NEBRASKA



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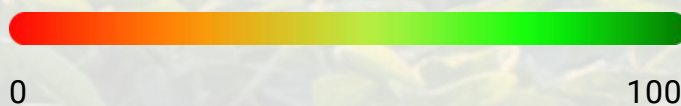
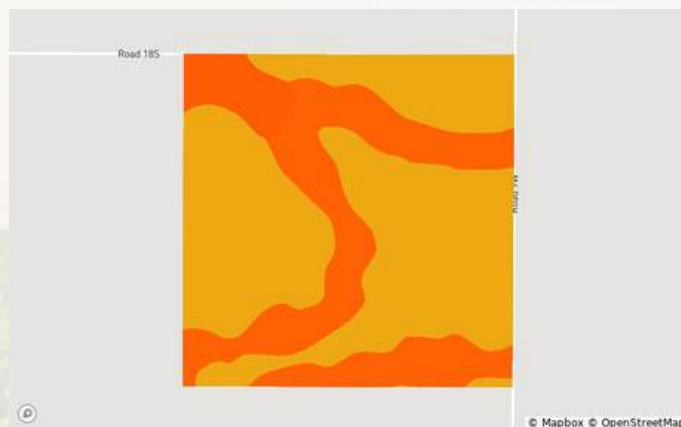
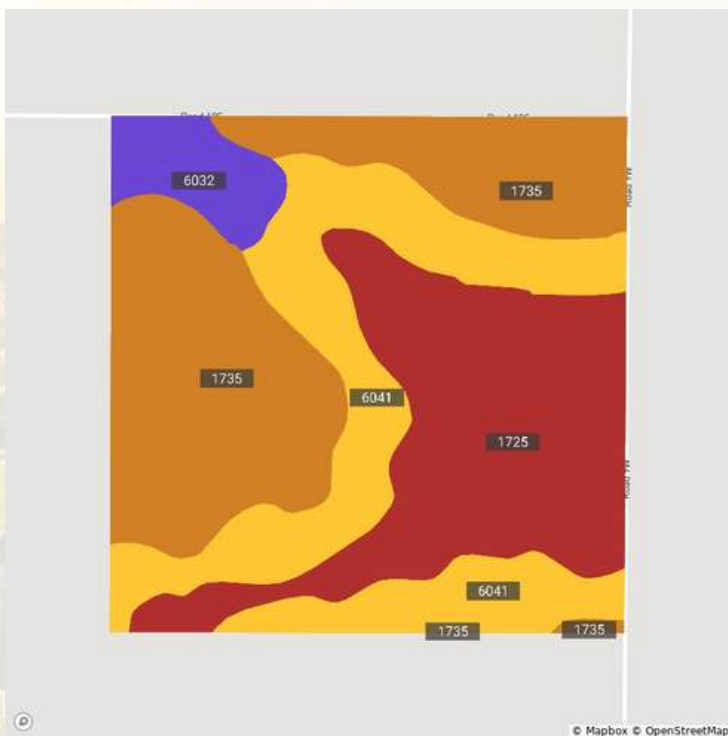




Soils

Kimball, NE • Township: Bushnell • Location: 09-13N-58W

155.10 acres, 1 selection



26.9 / 100 NCCPI

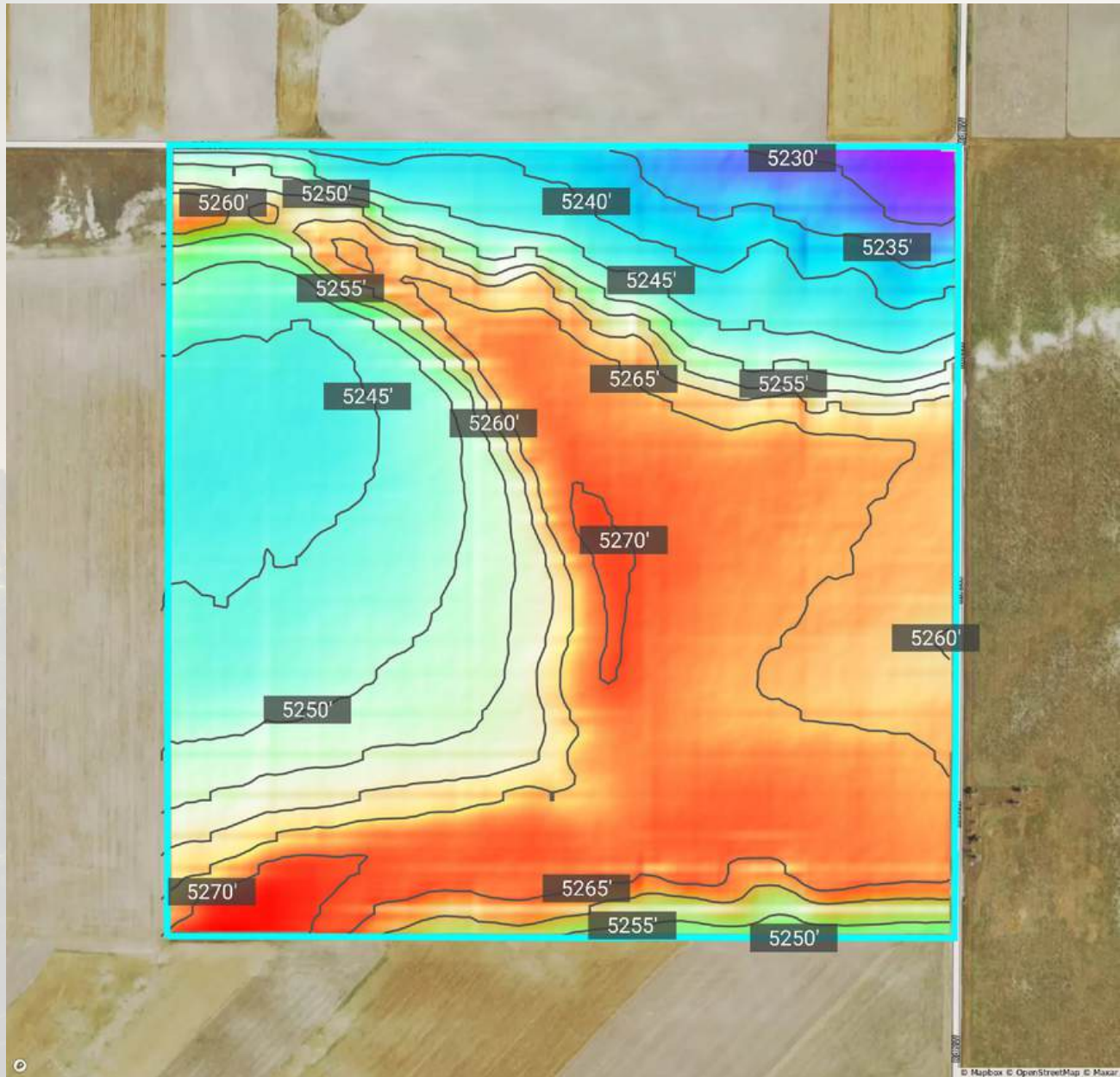
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
1735	Rosebud-Blanche complex , 1 to 3 percent slopes	55.2	35.6%	4e	4e	32.4
1725	Rosebud loam, 0 to 1 percent slopes	47.1	30.4%	2c	2s	32.3
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	44.2	28.5%	6s	4	16.6
6032	Tassel-Blanche complex, 9 to 30 percent slopes	8.6	5.6%	6e	—	15.6



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5225.8 ft

5273.9 ft

Source: USGS 3 Meter Dem

Interval: 5.0 ft

Range: 48.0 ft

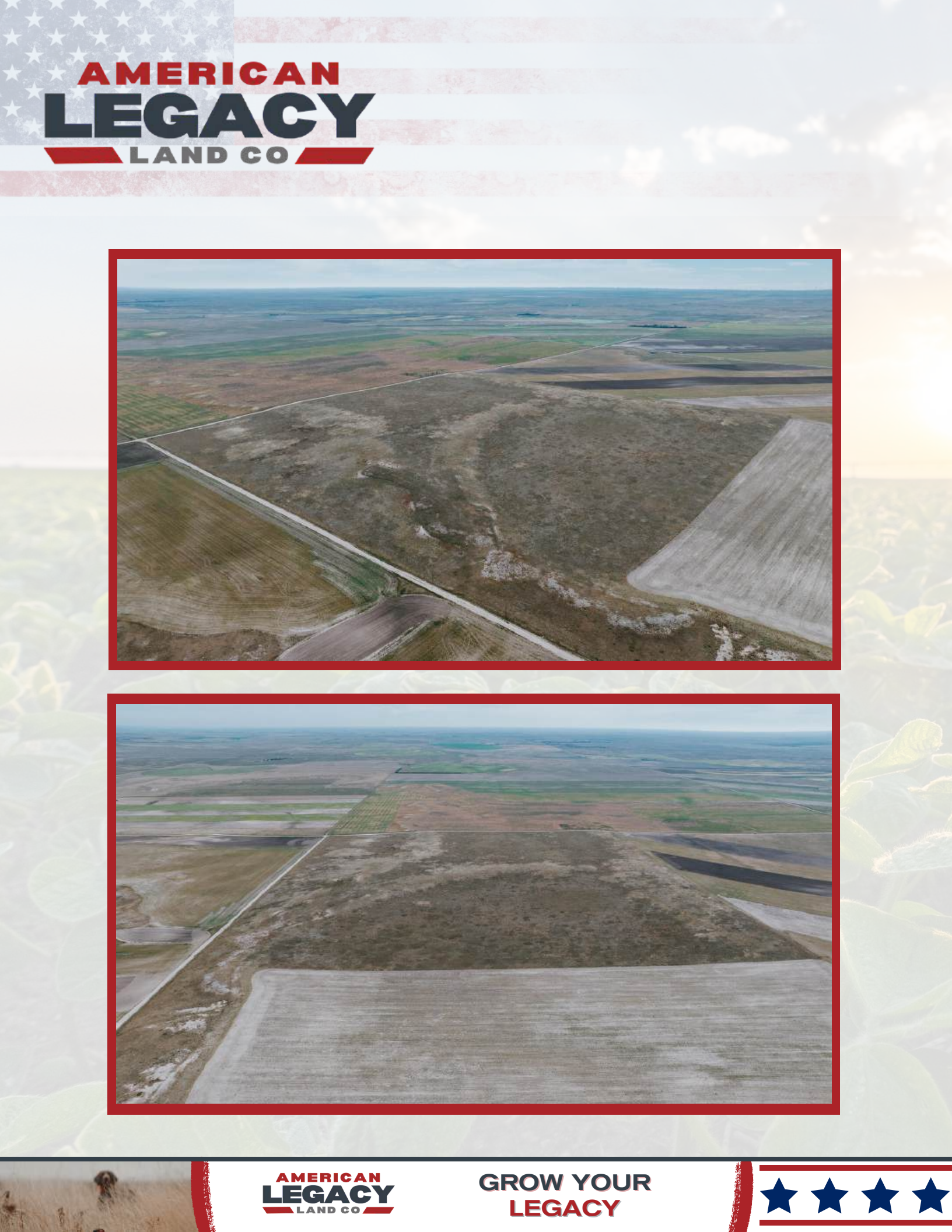
Min: 5225.8

Max: 5273.9



COMMITTED • DETERMINED
TRUSTED





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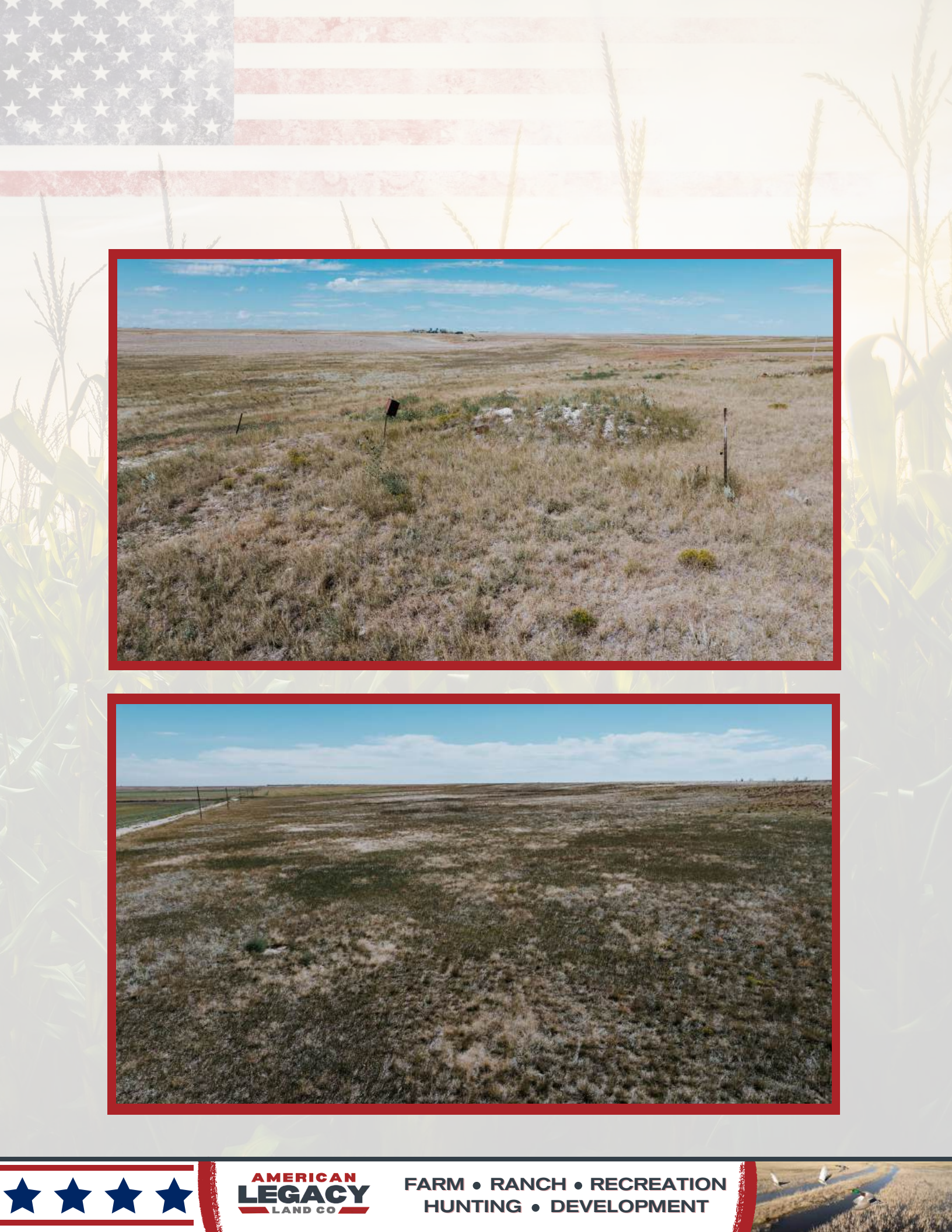
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Listing Agents:

Ben was born and raised on the family farm in northeast Nebraska. He grew up learning the importance of hard work and determination, both of which are needed to be successful in the agricultural world. Ben attended Northeast Community College in Norfolk Nebraska for 3 years where he obtained his associate degree in electrical construction and control, a business diploma, and a real estate license. After college, Ben returned to the family farm where he continued the family business of electrical contracting and construction of irrigation and grain handling equipment. Ben has extensive knowledge of all aspects in the agricultural world.

Ben's hobbies include hunting, fishing, and enjoying everything nature has to offer. He also enjoys taking family trips with his wife and son, trail riding in the black hills.

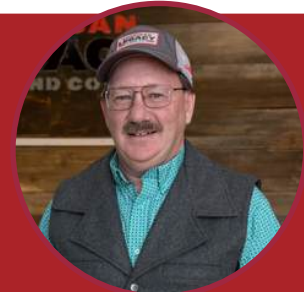


Ben Frisch

LAND AGENT
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George "Hunter" Frisch was raised on a farm north of Lindsay, Nebraska. He attended Northeast Community College in the early 90's and received three associate degrees. He returned to the farm and established a successful business in electrical contracting, irrigation and grain handling. Hunter has worked in all aspects of agriculture, from land development to livestock production and carries a passion to help others in the ag industry.

As his name suggests, Hunter is an avid outdoorsman who passed on his love of the outdoors to his four sons with his wife Sherri. Hunter and Sherri are now getting to do the same with grandchildren as their love of family continues to grow.



Hunter Frisch

LAND AGENT
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Robbie Frisch grew up on the family farm north of Lindsay, NE where he attended Lindsay Holy Family graduating in 2012. He attended Northeast Community College where he received a degree in Electrical Construction and Control.

Robbie returned to the farm and worked for the family business as a contractor electrician specializing in irrigation pivots, wells, grain handling equipment, and grain bins. He became a land agent in 2022 and worked with Midwest Land Management LLC for 3 Years.

Robbie lives on the family farm with his wife Cassandra and two sons. He is also an avid hunter and fisherman. His love for the outdoors has made him take pride in the land on the farming side as well as the recreational side in maintaining what the land has to offer and produce.



Robbie Frisch

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