



**NEBRASKA CRP
LAND**

Bushnell, Nebraska

The property consists of two unimproved sections of mostly CRP grass and the balance native grass in western Kimball County near the Wyoming border.

CRP	1,076
Native grass	183
Deeded	1,259+/- (Assessor)

The Property is located on a county gravel road three miles north and four miles west of Bushnell, NE or 6 miles north and 4 miles east of Pine Bluffs, WY. The soils are Altvan and Rosebud association, described as deep and moderately deep loam soils, easily worked, take in water well and store it for plant use. Suitable crops are small grains, sorghum, safflower, millet, feed crops and grass.



This is great opportunity to own an investment real estate property with a 6.73% return on the asking price. The current CRP contracts have been extended from 2007 to 2009. This property has great

character with undulating to gently rolling fields of planted grass, a valley on the north side of Section 5 and county road access on the south side of Section 9. If the CRP contract was not renewed, the property would make an excellent dryland wheat farm or small ranch. The EBI (Environmental Benefit Index) is 105

making it a great candidate for CRP renewal.

Offered for \$420,000
Contact: John Stratman

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