

# ULMSCHNEIDER EXPIRED CRP

Discover 161.3± acres of productive Western Nebraska farmland located in Kimball County, just minutes from the Bushnell/I-80 interchange.

**BEN GARDINER**  
BROKER ASSOCIATE

AVAILABLE FOR 2026 CROPS // SCAN QR TO VIEW MORE INFO >>>

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This property sits approximately 7 miles south and 1 mile east of the exchange, offering convenient access while maintaining a quiet agricultural setting. The tract is bordered on the north by Road 14, with electricity available along the same boundary—ideal for future site improvements, if desired. Gently rolling terrain makes this property suitable for dryland crops common to the region, or it could be utilized for grazing with well-established grasses.

PO Box 407, Sterling, CO 80751  
ADDRESS SERVICE REQUESTED



# ULMSCHNEIDER EXPIRED CRP

Kimball County, NE - 161.3± total acres

- Located 7± mi south; 1± mi east of Bushnell/I-80 Exchange
- Road 14 (north boundary)
- 149.0± tillable acres (expired CRP)
- 12.3± acres grass/roads
- Electricity available along north boundary
- Possession upon closing
- R/E Taxes: \$587.22 (2025)
- FSA Base: 74.20 ac wheat @ 28 bu; 15.47 ac barley @ 41 bu
- LEGAL: NW $\frac{1}{4}$  Sec 21, T13N, R57W

**NOTICE TO PROSPECTIVE BUYER(S):** The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.

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