

# *Walsh Family Trust, LLC*

*1,440 Acres of Retired CRP Cropland and  
Pastureland*

*Kimball County, Nebraska*

**LOCATION:** The Walsh Family Trust, LLC is located in Nebraska next to the Wyoming/Nebraska state line approximately twelve miles north of Bushnell, Nebraska

**FARM/RANCH:** There are 1,440 total Deeded Acres. 1,036 Acres were enrolled in the Conservation Reserve Program (CRP) for the past 15 years. The CRP contract has expired and the owners have elected not to renew this contract. The remaining 404 Acres is native pastureland. A newer submersible well provides livestock water.

**LEGAL DESCRIPTION:**

TOWNSHIP 16 NORTH, RANGE 58 WEST, KIMBALL CO., NE

Section 18: All

TOWNSHIP 16 NORTH, RANGE 59 WEST, KIMBALL CO., NE

Section 13: E2

Section 24: N2, SW

**KIMBALL COUNTY REAL ESTATE TAXES:** \$8,834.54

**MINERAL RIGHTS:** Sellers are retaining 50% of any available mineral rights.

**LISTING PRICE:** \$770,000.00

*Premier Properties  
1942 East D  
Torrington, Wyoming*

**Listing Agent:** Bob Van Newkirk 307-532-1596

[www.wyo-realestate.com](http://www.wyo-realestate.com)

**Directions:** From Albin, Wyoming, 1/2 mile east to WY Hwy #215, South to Road 223, then east to Rd 1 W, then North 1.5 miles to improvements on east side of road.

**Improvements:** Two round grain storage bins approximately 3,000 bu, two round grain storage bins, approximately 4,500 bu. Old barn In poor condition. Submersible well is located near the bins and barn.

Windmill in pasture. Condition is not known.