

**Horseshoe Hill Acreage**  
TBD Rd 32 S.  
Kimball, NE 69145

**\$425,000**  
123.83± Acres  
Kimball County



## Horseshoe Hill Acreage

### Kimball, NE / Kimball County

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#### **SUMMARY**

##### **Address**

TBD Rd 32 S.

##### **City, State Zip**

Kimball, NE 69145

##### **County**

Kimball County

##### **Type**

Undeveloped Land

##### **Latitude / Longitude**

41.224467 / -103.647522

##### **Taxes (Annually)**

\$432

##### **Acreage**

123.83

##### **Price**

\$425,000

##### **Property Website**

<https://www.ranchandrecreation.com/property/horseshoe-hill-acreage-/kimball/nebraska/102388/>



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#### **PROPERTY DESCRIPTION**

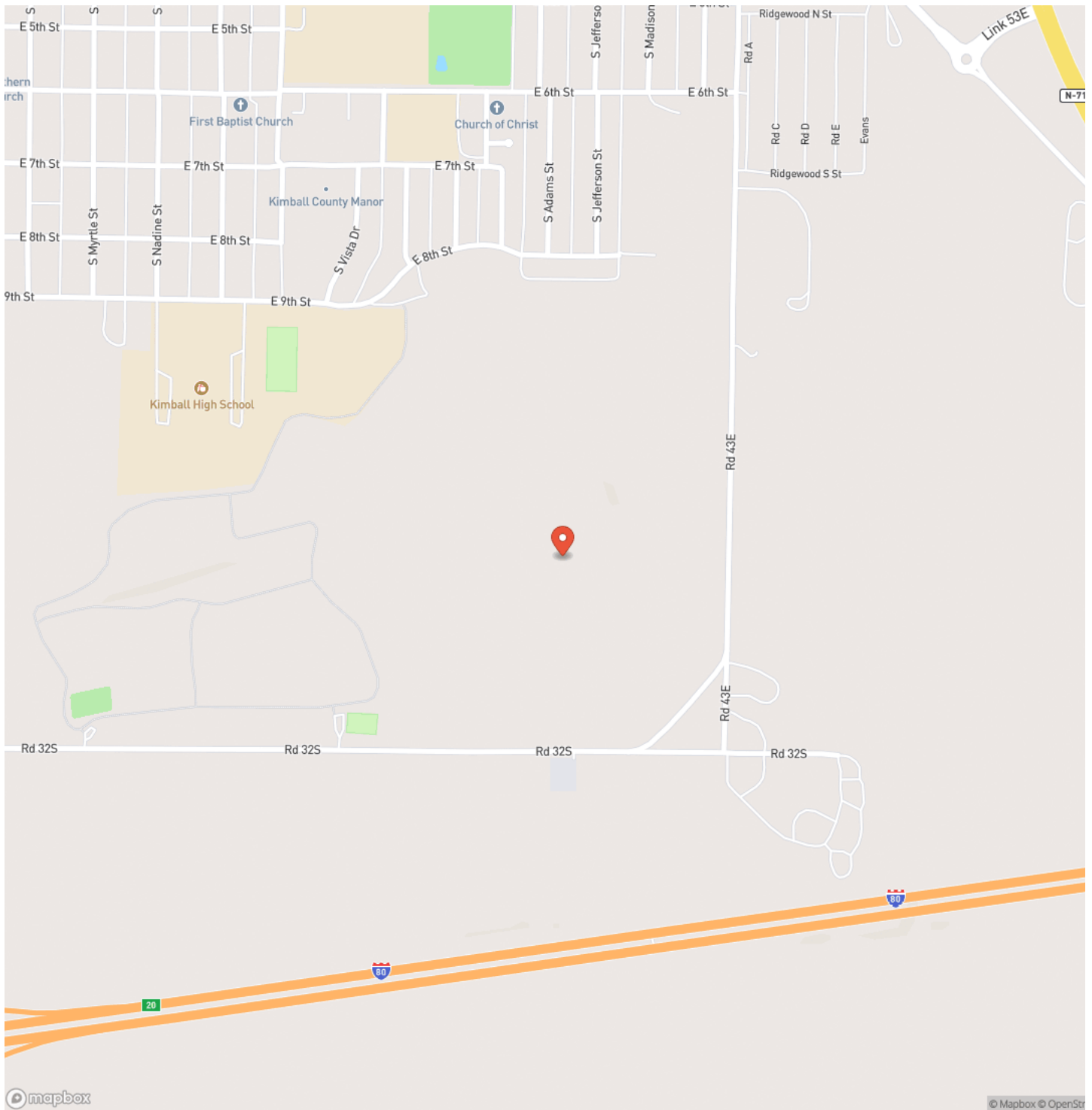
Discover 123.83 +/- acres of pastureland that is optimally located adjoining to the town of Kimball. Overlooking the high school football field and sharing a fence with the Kimball community trail area, this prime property boasts tremendous views, mature trees, and an ideal location for a variety of uses. Whether you seek a personal, close-in residential/agricultural retreat, a savvy investment, or a future subdivision opportunity, this type of property rarely hits the market. With potential access to the town's water and sewer amenities, this could become Kimball's premier housing subdivision. Regardless of your preferred path forward, this land is an exceptional choice for your next venture.

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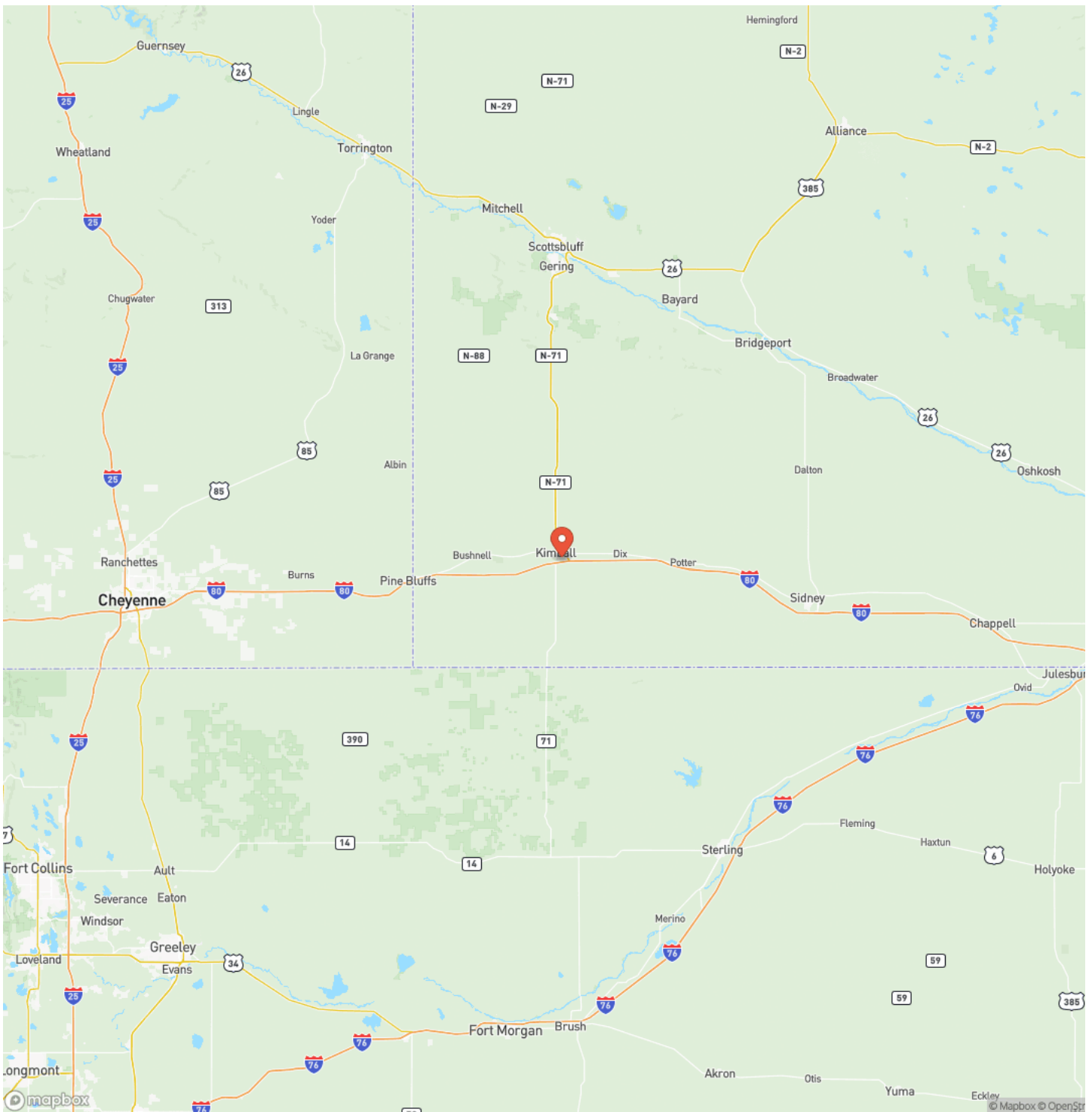
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## Locator Map



## Locator Map



## Satellite Map



## Horseshoe Hill Acreage

### Kimball, NE / Kimball County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Cliff Ferree

## Mobile

(307) 286-5207

## Email

cliff@ranchandrecreation.com

## Address

6106 Yellowstone Rd

## City / State / Zip

Cheyenne, WY 82009

## NOTES

[illegible]

[illegible]

## **DISCLAIMERS**

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties. While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance on information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

Potential purchasers should independently verify any information and conduct their own due diligence. #1 Properties Ranch & Recreation LLC makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property, including, but not limited to, each of the following: (a) acreage counts and legal descriptions, (b) distances, sizes, square footage, and other measurements, (c) water and mineral rights information, and (d) soil types, production, carrying capacity, or income potential.

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