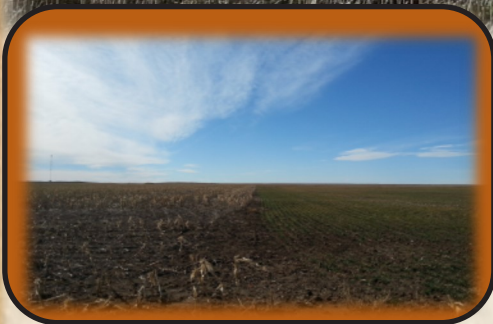


BOYLE KIMBALL COUNTY, NE

R&A

DRYLAND FOR SALE

1,163+/- Acres
2 Parcels



535 E Chestnut, PO Box 407
Sterling, CO 80751
970-522-7770
1-800-748-2589

RECK AGRI
REALTY & AUCTION
For Further Information Contact:
Troy Vogel, Salesperson or Marc Reck, Broker

tvogel@reckagri.com
Visit: www.reckagri.com



PROPERTY INFORMATION

LOCATION:	Parcel #1: From Kimball, NE, Hwy 71 south 2 miles to Rd 28. Rd 28 and Hwy 71 places you at the southeast corner of the property. Parcel #2: From Kimball, NE, Hwy 71 south 13 miles to Rd 8. Rd 8 & Hwy 71 places you at the northeast corner of the property.
LEGAL DESCRIPTION:	Parcel #1: All of Section 7, Township 14 North, Range 55 West of the 6th P.M., Kimball County, Nebraska, EXCEPT a two acre tract located in the Southeast corner of the West Half of said Section 7, and the improvements located on said two acre tract, consisting of a house constructed in 1948 and a cave; and EXCEPT an approximate 15.69 acre tract in the SW1/4 of Section 7; and EXCEPT an approximate 39.61 acre tract in the NE1/4 of Section 7; and EXCEPT an approximate 30.44 acre tract in the N1/2 of Section 7. Parcel #2: All of Section 2, Township 12 North, Range 56 West of the 6th P.M., Kimball County, Nebraska, EXCEPT an approximate 30.27 acre tract; and EXCEPT an approximate 6.36 acre tract.
ACREAGE:	Parcel #1: 550.77+/- Acres Dryland <u>1.49+/-</u> Acres Bin Site, Roads & Waste 552.26 +/- Acres Total Parcel #2: 610.54 +/- Acres Dry Farmland <u>1.16 +/-</u> Acres Oil Site, Roads & Waste 611.70 +/- Acres Total
LAND USE:	Raising Wheat, Proso Millet, Hay Millet and Dryland Corn. Terrain is level to rolling.
LAND TENURE:	Parcel #1: Soils consist primarily of Class III & Class IV with smaller areas of Class II & Class VI. Parcel #2: Soils consist primarily of Class V with smaller areas of Class VI.
FSA INFO:	Parcel #1: 262.2 Base Acres of Wheat w/29 bushel PLC yield and 6.2 Base Acres of Oats w/34 bushel PLC yield. Parcel #2: 304.3 Base Acres of Wheat w/29 bushel PLC yield and 20.7 Base Acres of Barley w/41 bushel PLC yield.
TAXES:	Parcel #1: 2015 due in 2016 real estate taxes: \$4,167.58. Parcel #2: 2015 due in 2016 real estate taxes: \$3,264.48.
MINERAL RIGHTS:	Seller conveying all <u>owned</u> mineral rights to Buyer.
GROWING CROPS:	Wheat to be harvested in Summer of 2016. Buyer to receive landowner's share (1/3) of growing Wheat. 129.40+/- acres in growing wheat on Parcel #1. 265.38+/- acres are in growing wheat on Parcel #2.
ASKING PRICE:	Parcel #1: \$412,500; Parcel #2: \$396,500
TERMS:	Cash or good funds

NOTICE TO PROSPECTIVE BUYER

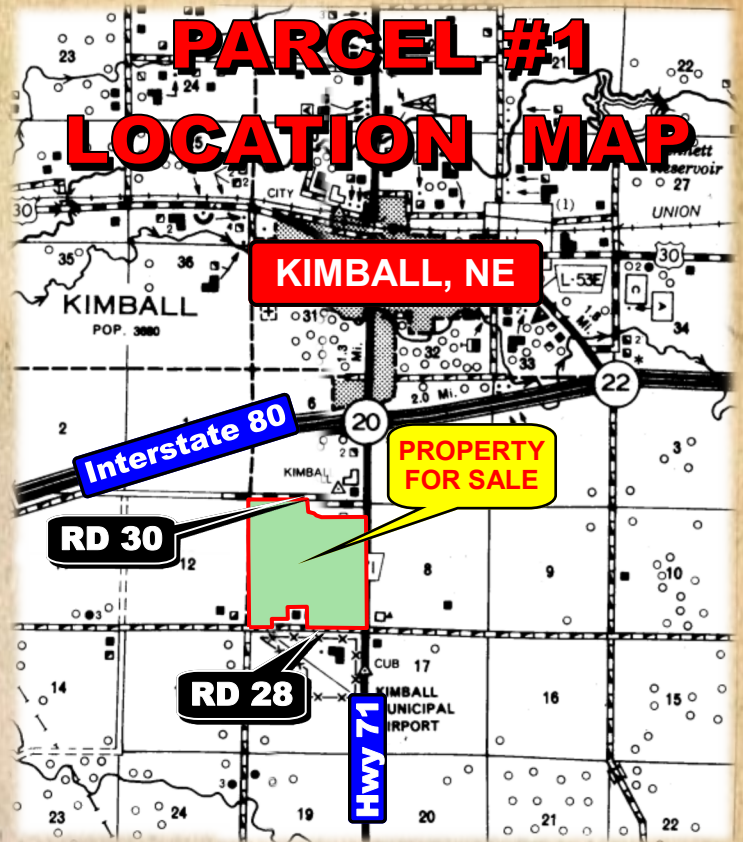
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, 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. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent

PROPERTY MAPS & PHOTOS

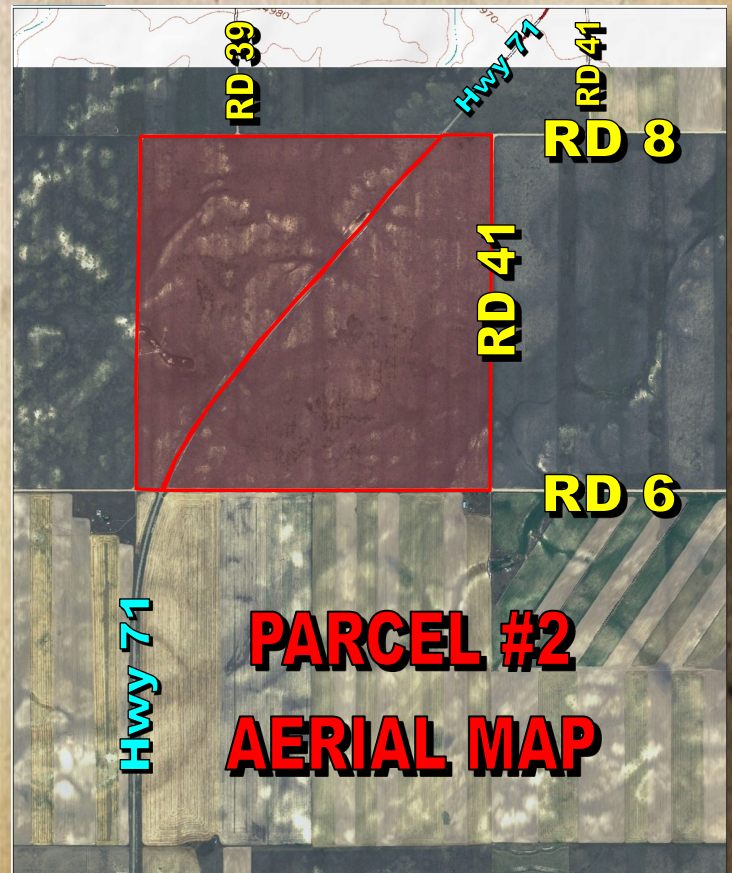
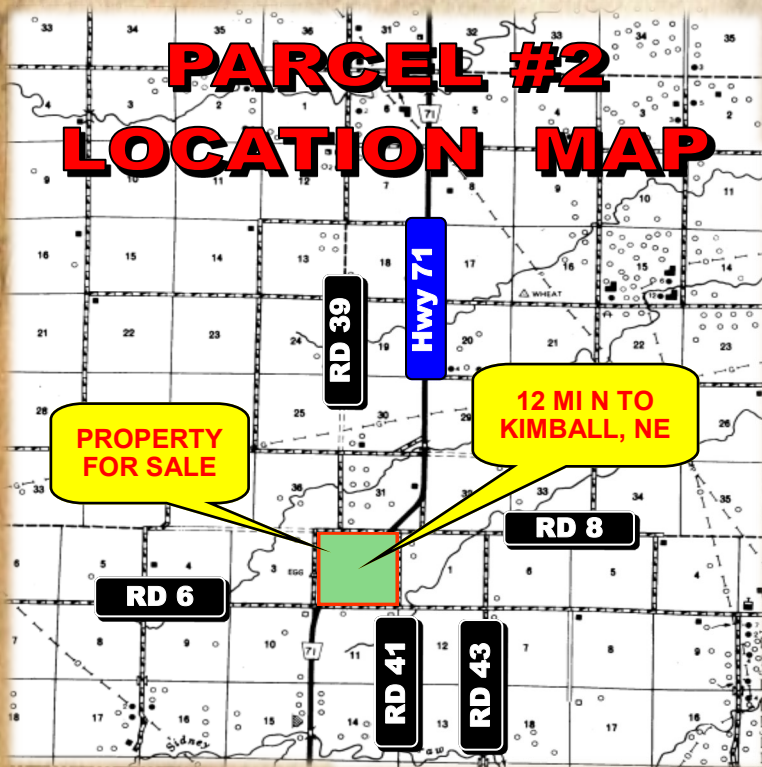
PARCEL #1 AERIAL MAP



PARCEL #1 LOCATION MAP



PARCEL #2 LOCATION MAP



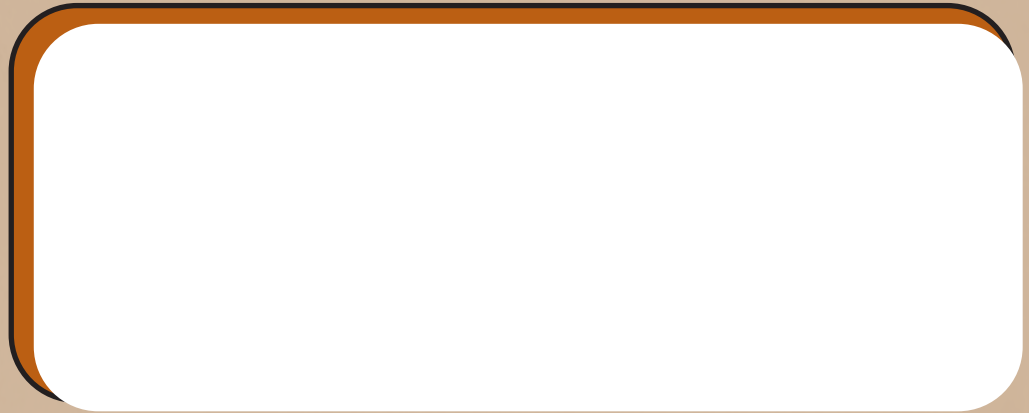
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