

GREEN ACRES RANCH

R&A

DRYLAND FARM FOR SALE

159+/- Acres
Cheyenne County, NE



RECK AGRI
REALTY & AUCTION

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PROPERTY INFORMATION

LOCATION: From Sunol, NE, Road 135 south 7 1/4 miles to Road 8. West 1 mile on Road 8 to Road 133. South 1 1/2 miles on Road 133 to the northeast corner of the property. From Lorenzo, NE, Road 8 east 14 miles to Road 133. South 1 1/2 miles on Road 133 to the northeast corner of the property. The property lies on the west side of Road 133.

LEGAL DESCRIPTION: SE1/4 of Section 9, Township 12 North, Range 48 West of the 6th P.M., Cheyenne County, NE.

ACREAGE: 156.08+/- Acres Dry Farmland
3.21+/- Acres CRP Trees
159.29+/- Acres Total

LAND USE: Raising Wheat, Proso Millet, Hay Millet, Sudex, Sunflowers & Dryland Corn. Terrain is level to rolling.

LAND TENURE: Soils consist primarily of Class II & Class IV with smaller areas of Class III.

FSA INFO: 90.10 base acres total. 90.10 Base Acres of Wheat w/a 34 bushel PLC yield.

TAXES: 2016 real estate taxes due in 2017: \$1,548.42

MINERAL RIGHTS: Seller to convey all owned mineral rights to Buyer.

GROWING CROPS: Growing wheat crop negotiable.

POSSESSION: Possession negotiable.

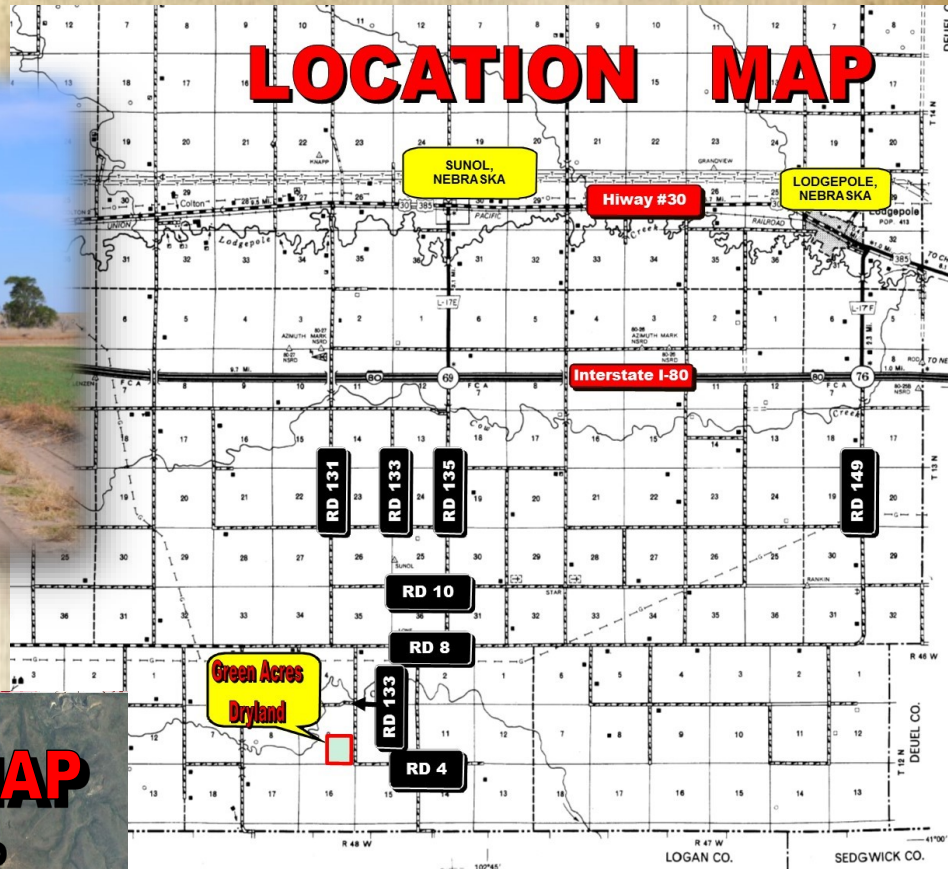
ASKING PRICE: \$128,000

TERMS: Good funds at closing.



PROPERTY MAPS & PHOTOS

LOCATION MAP



AERIAL PARCEL MAP



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.

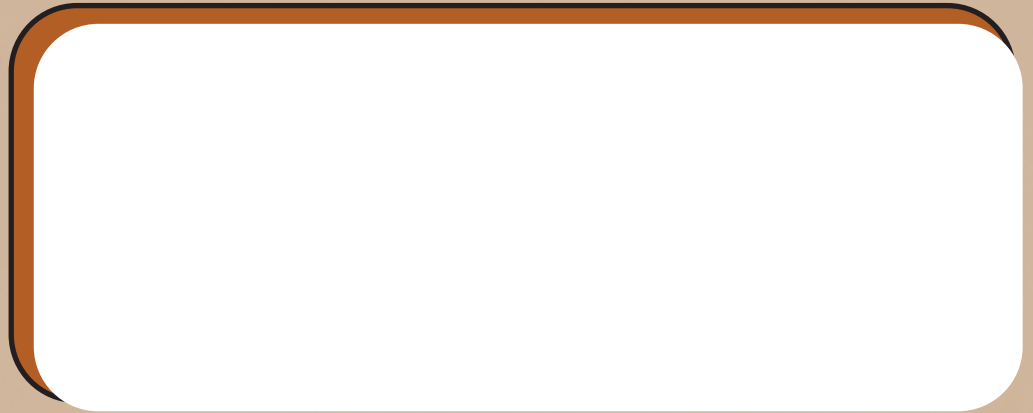
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