

JOSKA CRP

R&A

FOR SALE

634 +/- Acres
Kimball County, NE



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

For Further Information Contact:
Troy Vogel, Salesperson or Marc Reck, Broker

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

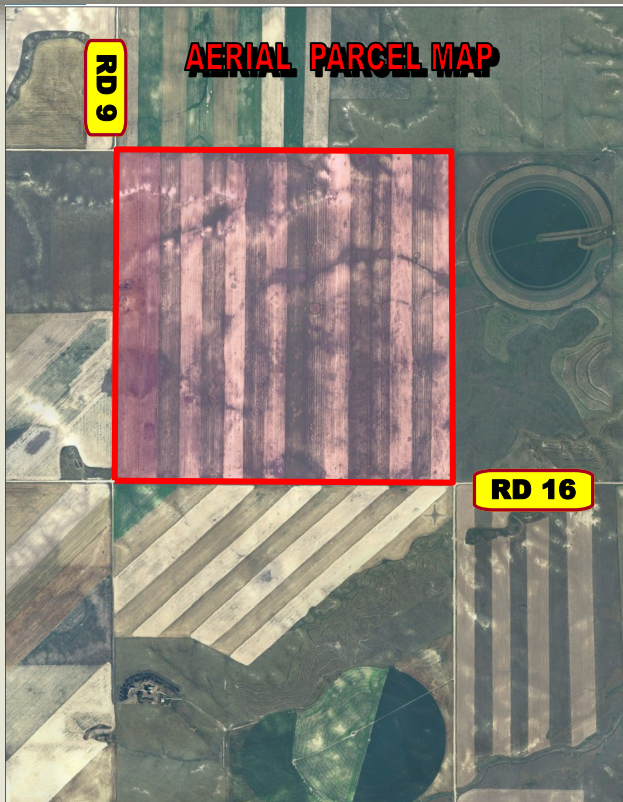


PROPERTY INFORMATION

LOCATION:	From Bushnell, NE, Road 17 (Bushnell Road) south 6 miles to Road 16; west 3 miles to the southeast corner of the property. From Kimball, NE, Interstate 80 west 13 miles to Road 17 (Bushnell Road); 6 miles south to Road 16; 3 miles west to the southeast corner of the property. Property lies on the north side of Road 16.
LEGAL DESCRIPTION:	All of Section 10, Township 13 North, Range 58 West of the 6th P.M., Kimball County, Nebraska.
ACREAGE:	623.50 +/- Acres CRP 11.23 +/- Acres Roads & Waste 634.73 +/- Acres Total
LAND TENURE:	Soils consist primarily of Class II & Class III with the remaining 100+/- acres in Class VI.
LAND USE:	Conservation Reserve Program. Terrain is level to rolling.
TAXES:	2016 real estate tax due in 2017: Gross tax assessed: \$5066.24 less Exemption/Credit: \$263.022. Net tax: \$4,803.22.
CRP INFORMATION:	CRP contract #1558A w/annual payment of \$4,878 at \$29.33 per acre. Contract expires 09-30-2020; Sign-up Number: 39; Practice Number: CP2. CRP contract #10023A w/annual payment of \$15,366 at \$33.61 per acre. Contract expires 09-30-2021; Sign-up Number: 41; Practice Number: CP2. Buyer to receive 100% of October 2017 CRP payment.
MINERAL RIGHTS:	Seller reserving an undivided one-half interest in and to all of the owned mineral rights.
POSSESSION:	Possession upon closing.
ASKING PRICE:	\$390,000
TERMS:	Good funds upon closing.

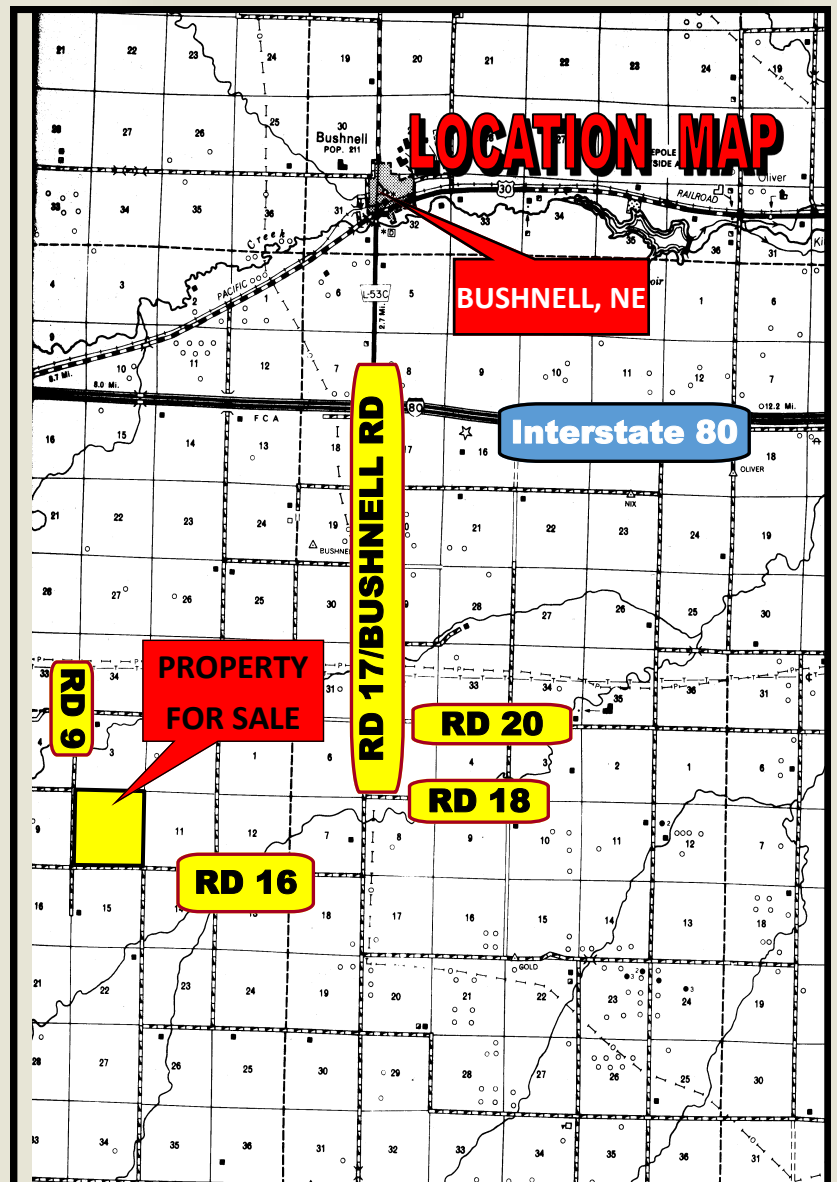


PROPERTY MAPS & PHOTOS



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.



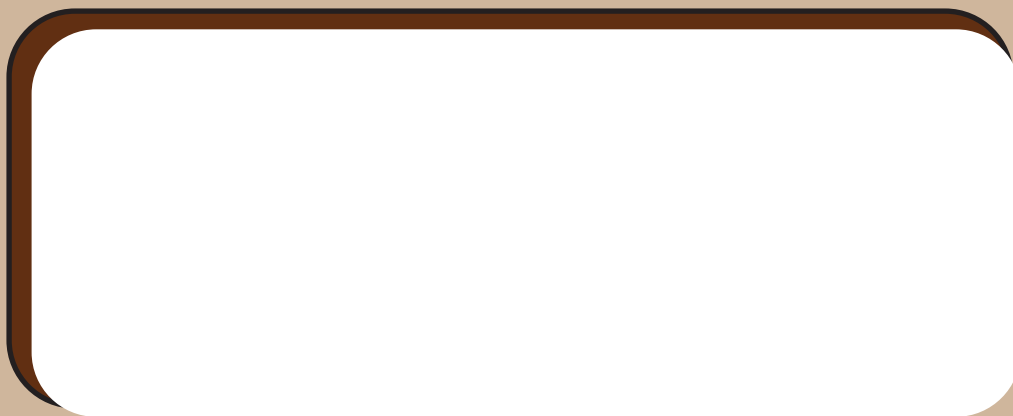
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