

KEITH COUNTY DRY FARMLAND, PASTURE & IMPROVEMENTS

R&A

FOR SALE

478.58 +/- Acres

DRYLAND, PASTURE & IMPROVEMENTS
KEITH COUNTY, NE



302 N. 3rd St.
PO Box 407
Sterling, CO 80751
(970) 522-7770 or
1-800-748-2589

RECK AGRI
REALTY & AUCTION

FOR FURTHER INFORMATION CONTACT:
Marc Reck, Broker or Troy Vogel, Salesperson

marcreck@reckagri.com
tvogel@reckagri.com
www.reckagri.com



PROPERTY INFORMATION

Call Troy Vogel or Marc Reck
970-522-7770

LOCATION: From Hwy 26/61 Junction north of Ogallala, NE, 12 mi west to Rd West M, south 1/4 mi to Rd West 150, west 2 mi to Rd West O, to the southeast corner of the property.

LEGAL: E1/2 & NW1/4 of Section 4, Township 14 North, Range 41 West of the 6th PM, Keith County, Nebraska.

ACREAGE: 255.45 +/- Acres Dry Farmland
218.71 +/- Acres Pasture & Improvements
4.42 +/- Acres Roads & Waste
478.58 +/- Acres Total

LAND USE: Dryland farming, livestock grazing & livestock feeding.

TENURE: Soils consist primarily of Class II & Class III with smaller areas of Class IV on the cropland. Terrain is rolling.

FSA INFO: 113.1 Acres of Wheat base w/45 DTY/CCTY; 15 Acres of Corn base w/40 DTY/CCTY; 15.7 Acres of Sunflowers base w/637.1 lb DTY/CCTY.

IMPROVEMENTS: 3 bedroom, 2 bath, two-story home that was remodeled in 2003 and a 16' addition installed, new siding and roof. New furnace and central air. New septic system and plumbing in 2004. Large wooden deck on the east side of the house. Nicely landscaped with underground sprinklers. Outbuildings: Barn, shop, woodworking building, 4 run dog kennel & 2 livestock buildings. Newer steel roofs on barn, shop and woodworking building. Very nice setting with established trees, good county roads and only 2 miles from the paved road. Less than 15 miles to Lake McConaughy and Bayside Golf Course! Great 4-H, FFA, horse and livestock property with excellent fencing, water and outbuildings. The pasture has been cross-fenced into six pastures and has water via pipelines from the submersible well.

GROWING CROPS: Growing Wheat

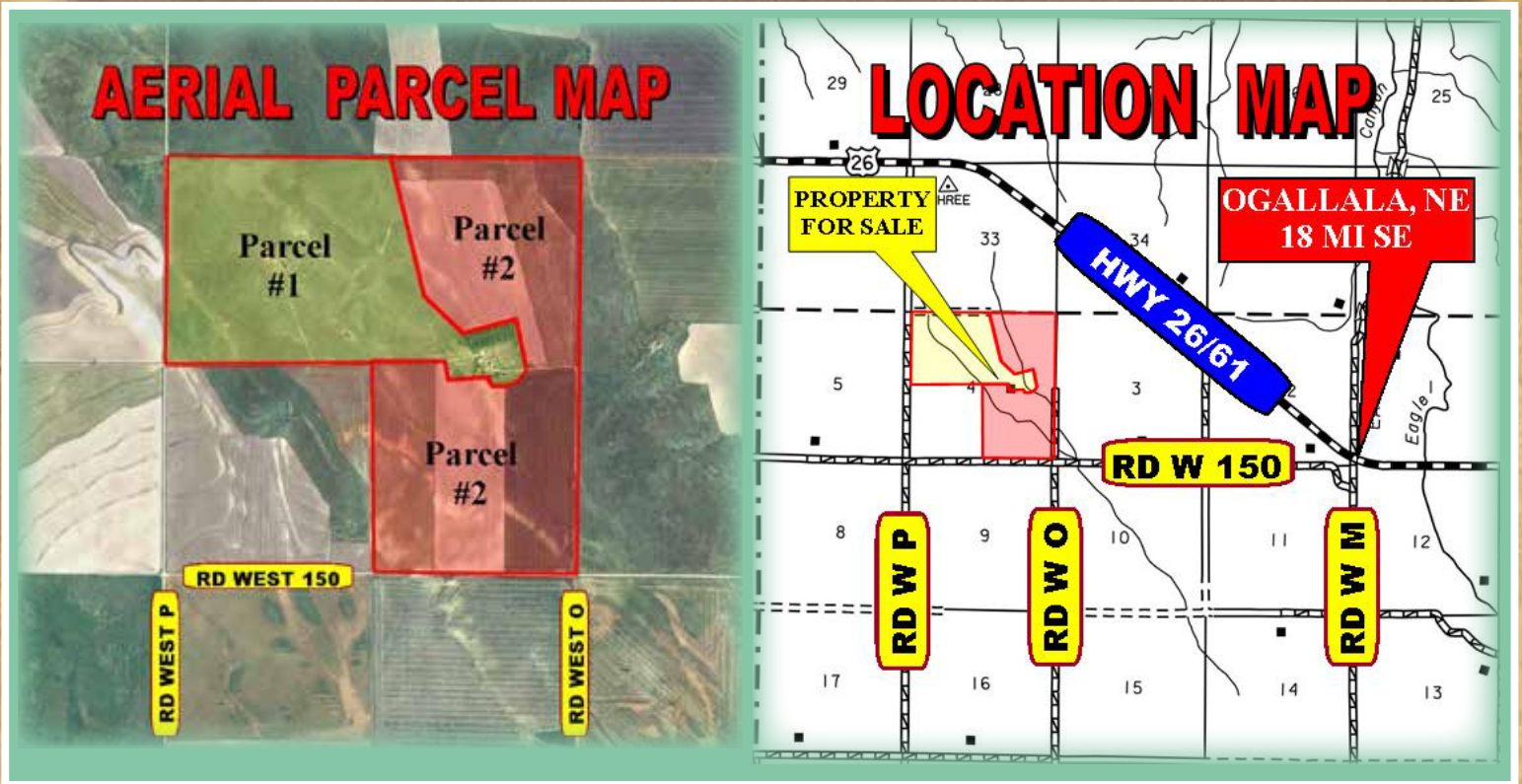
POSSESSION: Possession of pasture, dryland and improvements TBD depending on time of year property sells.

ASKING PRICE: LISTING PRICE FOR ENTIRE TRACT: \$630,000
Listing price for Parcel #1 (Pasture & Improvements): \$275,000
Listing price for Parcel #2 (Dryland): \$355,000

TERMS: Cash at closing

OTHER: For more pictures visit www.reckagri.com to view the Visual Tour.

AERIAL & LOCATION 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 Sellers assume 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 Buyer(s) should 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 Sellers. 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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