

D BAR B FARMS, INC.

R&A

PASTURE, DRY FARMLAND & CRP

2,387.1 +/- Acres

SW OF KIMBALL, NEBRASKA



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

PARCEL #1: 642.5 +/- Total Acres; 513.7 +/- acres CRP, 116.4 +/- acres Pasture, 12.4 +/- acres Grass & Roads; Legal: All of Section 23, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 14, Rd 14 east 3 miles places you at the northwest corner of Parcel #1; Rd 14 borders N property line, Rd 23 borders W property line & Rd 25 borders E property line; Terrain is level to rolling; Soils primarily consist of Class V & Class VI soils with smaller areas of Class III; CRP Contract: 513.7 acres @ \$26.54 = \$13,634.00 Annual Payment; Contract expires in 2020; Estimated 2012 R/E taxes: \$2,519.00. Improvements include a submersible livestock well & tank and fencing around pasture. Well permit #G-022347 registered as a Commercial well at 90 GPM & 120' deep. **ASKING PRICE: \$360,000**

PARCEL #2: 631.3 +/- Total Acres; 461.0 +/- acres Pasture, 168.1 +/- acres Dryland, 2.2 +/- acres Grass & Roads; Legal: All (less 6.31 acre tract) of Section 14, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 14, Rd 14 east 3 miles places you at the southwest corner of Parcel #2; Rd 14 borders S property line, Rd 25 borders E property line; Terrain is rolling; Soils on dryland primarily consist of Class III & Class IV soils with smaller areas of Class VI; FSA base: 141.5 acres wheat base w/27 bu yield; 14.0 acres corn base w/95 bu yield, & 3.1 acres sorghum base w/49 bu yield; Estimated 2012 R/E taxes: \$2,832.76. Improvements include a barn, storage building, a submersible livestock well & tank, a windmill & tank and fencing around pasture. Well permit #G-015001 registered as an Irrigation well at 400 GPM & 100' deep. Well permit #G-015002 registered as an Irrigation well at 700 GPM & 85' deep. **ASKING PRICE: \$270,000**

PARCEL #3: 317.1 +/- Total Acres; 223.4 +/- acres Pasture, 93.7 +/- acres Dryland, Legal: S1/2 Section 11, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 14, Rd 14 east 4 miles to Rd 25, Rd 25 north 1 mile places you at the southeast corner of Parcel #3; Rd 25 borders E property line; Terrain is level to rolling; Soils on dryland primarily consist of Class III soils with smaller areas of Class VI; FSA base: 47.0 acres wheat base w/27 bu yield; 4.3 acres barley base w/43 bu yield, & 0.4 acres sorghum base w/49 bu yield; Estimated 2012 R/E taxes: \$1,229.66. Improvements include fencing around pasture. Well permit #G-022161 registered as an Irrigation well at 480 GPM & 100' deep. **ASKING PRICE: \$145,000**

PARCEL #4: 631.6 +/- Total Acres; 345.4 +/- acres Dryland, 221.4 +/- acres Pasture, 30.8 +/- acres CRP, 34 +/- acres Grass & Roads; Legal: All of Section 9, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 18, Rd 18 east 1 mile to the northwest corner of Parcel #4; Rd 21 borders E property line & Rd 18 borders N property line; Terrain is level to rolling; Soils on dryland primarily consist of Class III & Class VI soils with smaller areas of Class IV; CRP Contract: 30.8 acres @ \$26.99 = \$831.00 Annual Payment; Contract expires in 2020; FSA base: 292.5 acres wheat base w/27 bu yield; 48.8 acres barley base w/43 bu yield, 9.4 acres corn base w/95 bu yield, & 2.2 acres sorghum base w/49 bu yield; Estimated 2012 R/E taxes: \$2,822.26. Improvements include a submersible well & tank and fencing around pasture. Well permit #G-124484 registered as a Livestock well at 10 GPM & 140' deep. **ASKING PRICE: \$290,000**

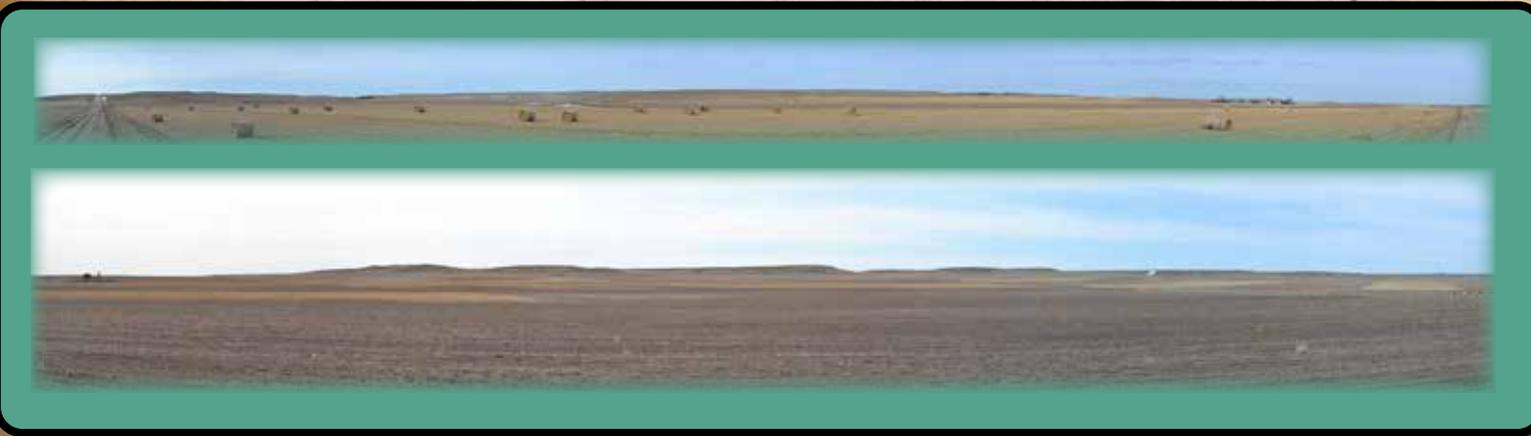
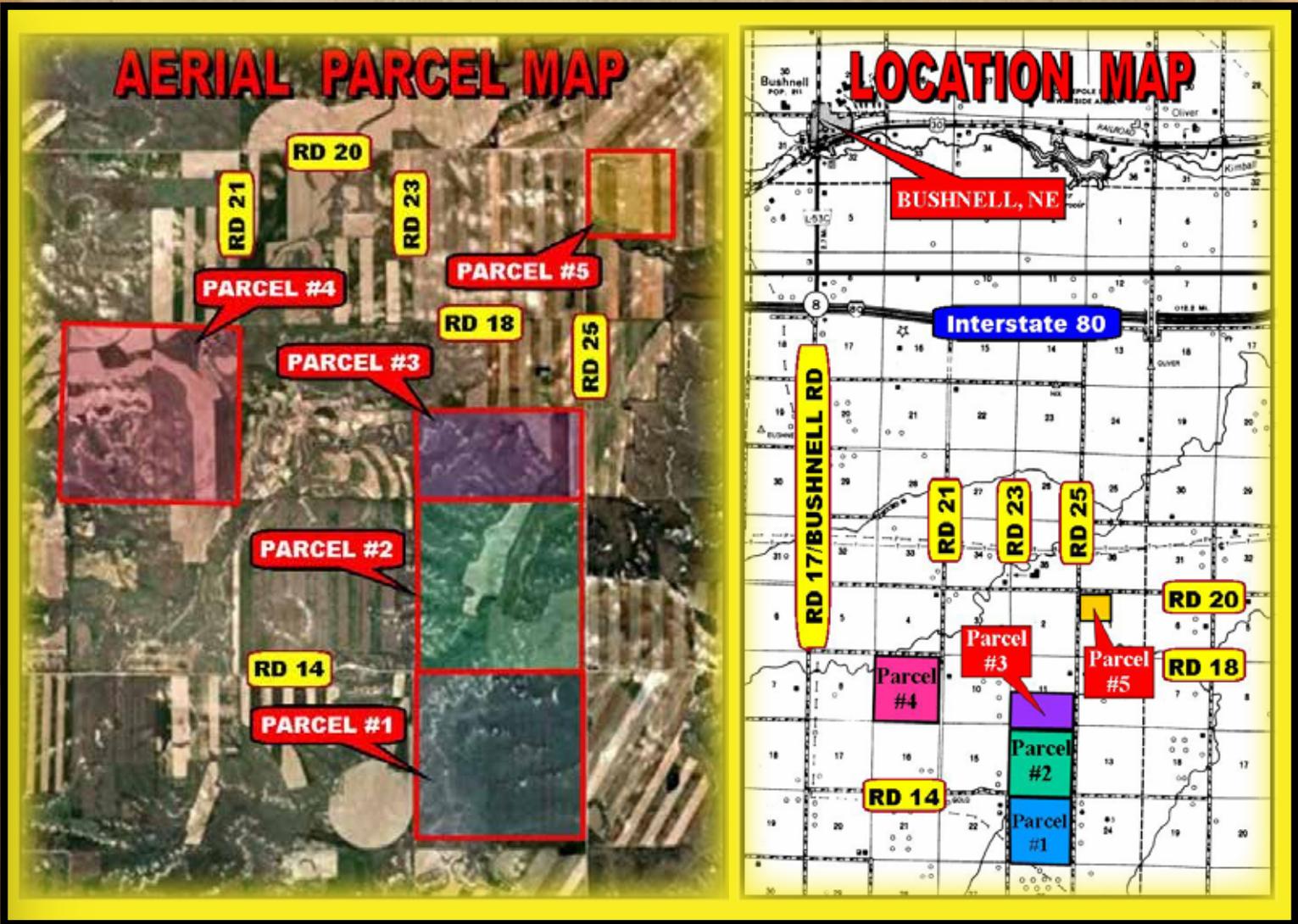
PARCEL #5: 164.6 +/- Total Acres; 156.6 +/- acres Dryland, 8 +/- acres Grass & Roads; Legal: NW1/4 Section 1, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 20, Rd 20 east 4 miles to the northwest corner of Parcel #5; Rd 25 borders W property line & Rd 20 borders N property line; Terrain is level to slightly rolling; Soils on dryland primarily consist of Class IV & Class II soils with smaller areas of Class VI & Class III; FSA base: 76.8 acres wheat base w/27 bu yield; & 15.6 acres barley base w/43 bu yield; Estimated 2012 R/E taxes: \$634.48. Tree windbreak in NW corner. **ASKING PRICE: \$90,000**

TERMS: Cash at closing

COMMENTS: Good opportunity to assemble a lot of acres that are in close proximity to each other. Good diversity with 1022.2 +/- pasture acres, 763.8 +/- dry farmland acres and 544.5 +/- CRP acres. The property has good water & good access with hunting and recreation opportunities.

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

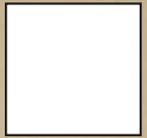
INFO CONTINUED, MAPS & PHOTOS



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Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751



Address Service Requested

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