

MORRILL COUNTY, NE

R&A

CRP & PASTURE

240 +/- Acres

NEBRASKA CRP & PASTURE



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

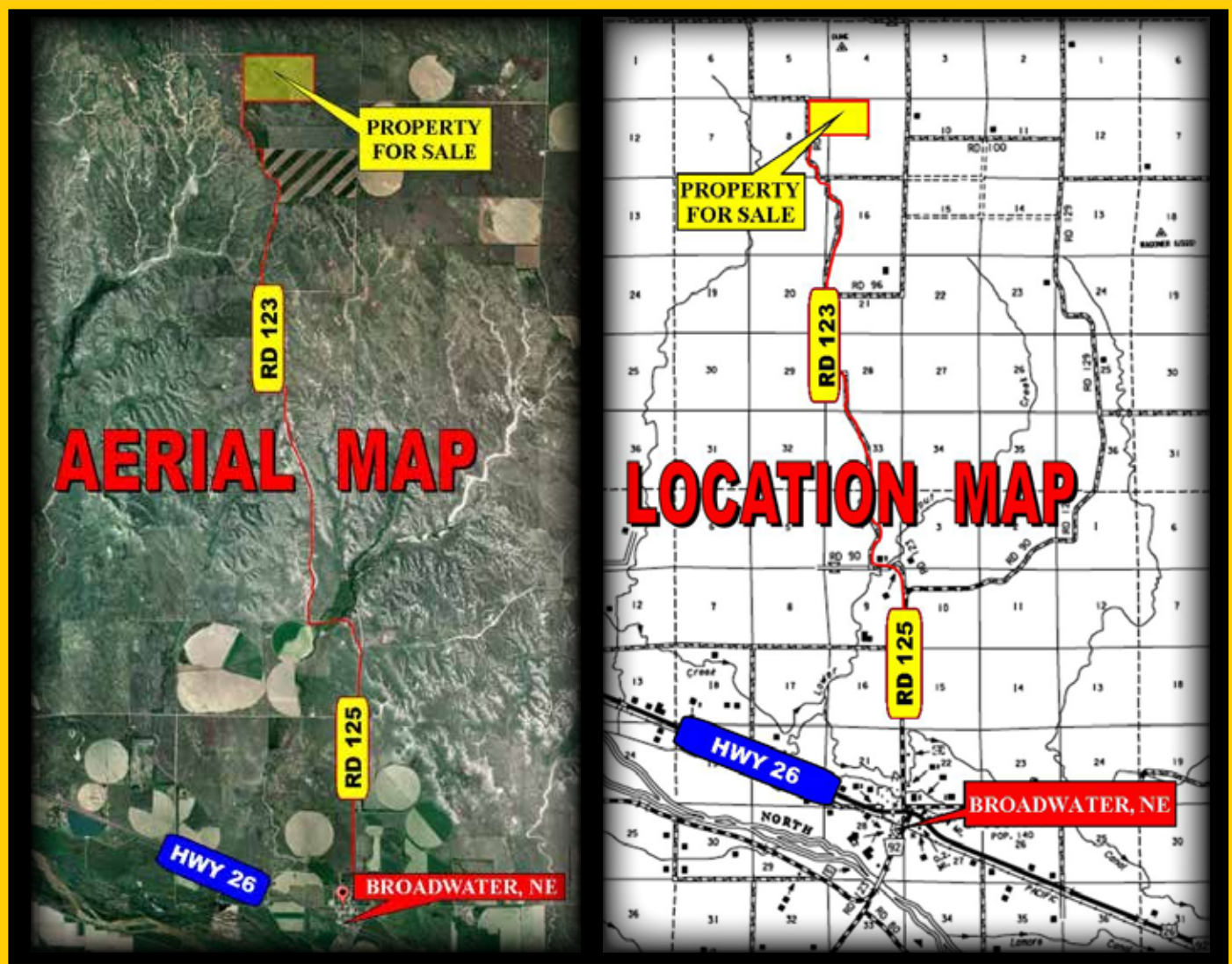


PROPERTY INFORMATION

Call Troy Vogel or Marc Reck
970-522-7770

LOCATION:	From Broadwater, NE, Rd 125, 8 1/2 mi N to the SW corner of the property, which is on the E side of the road. (Rd 125 turns into Rd 123).
LEGAL:	E1/2NE1/4 of Section 8, T20N, R48W, of the 6th PM, Morrill County, Nebraska. NW1/4 of Section 9, T20N, R48W, of the 6th PM, Morrill County, NE.
ACREAGE:	114.00 +/- Acres CRP <u>126.00 +/- Acres Pasture</u> 240.00 +/- Acres Total
LAND USE:	CRP & Grazing
TENURE:	Soils consist primarily of Class III & Class VI with smaller areas of Class IV. Terrain is level on CRP & rolling on Pasture.
IMPROVEMENTS:	Submersible Livestock well
CRP INFORMATION:	CRP Contract w/ annual payment of \$4,271.00. 114 acres @ \$37.46 per acre. Contract expires 09/30/2020. CRP payment to be pro-rated at closing.
TAXES:	2012 real estate taxes due in 2013: \$891.72
MINERAL RIGHTS:	Seller conveying all <u>owned</u> minerals.
POSSESSION:	Possession upon closing.
ASKING PRICE:	\$174,500
TERMS:	Cash or good funds.
COMMENTS:	The Morrill County CRP & Pasture Listing N of Broadwater, NE is a highly desirable investment property. Immediate possession, excellent stand of grass for grazing, excellent hunting opportunities for Deer, Grouse & Pheasant. If you are looking for land as an investment, new farm or ranch opportunity, or to add to your current ag business visit www.reckagri.com .
OTHER:	For more pictures visit www.reckagri.com to view the Visual Tour.

AERIAL & LOCATION MAPS & PHOTOS



NOTICE TO PROSPECTIVE BUYER:

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