

EVERTSON

KIMBALL COUNTY, NE. PASTURE

R&A

840.91 +/- Acres
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



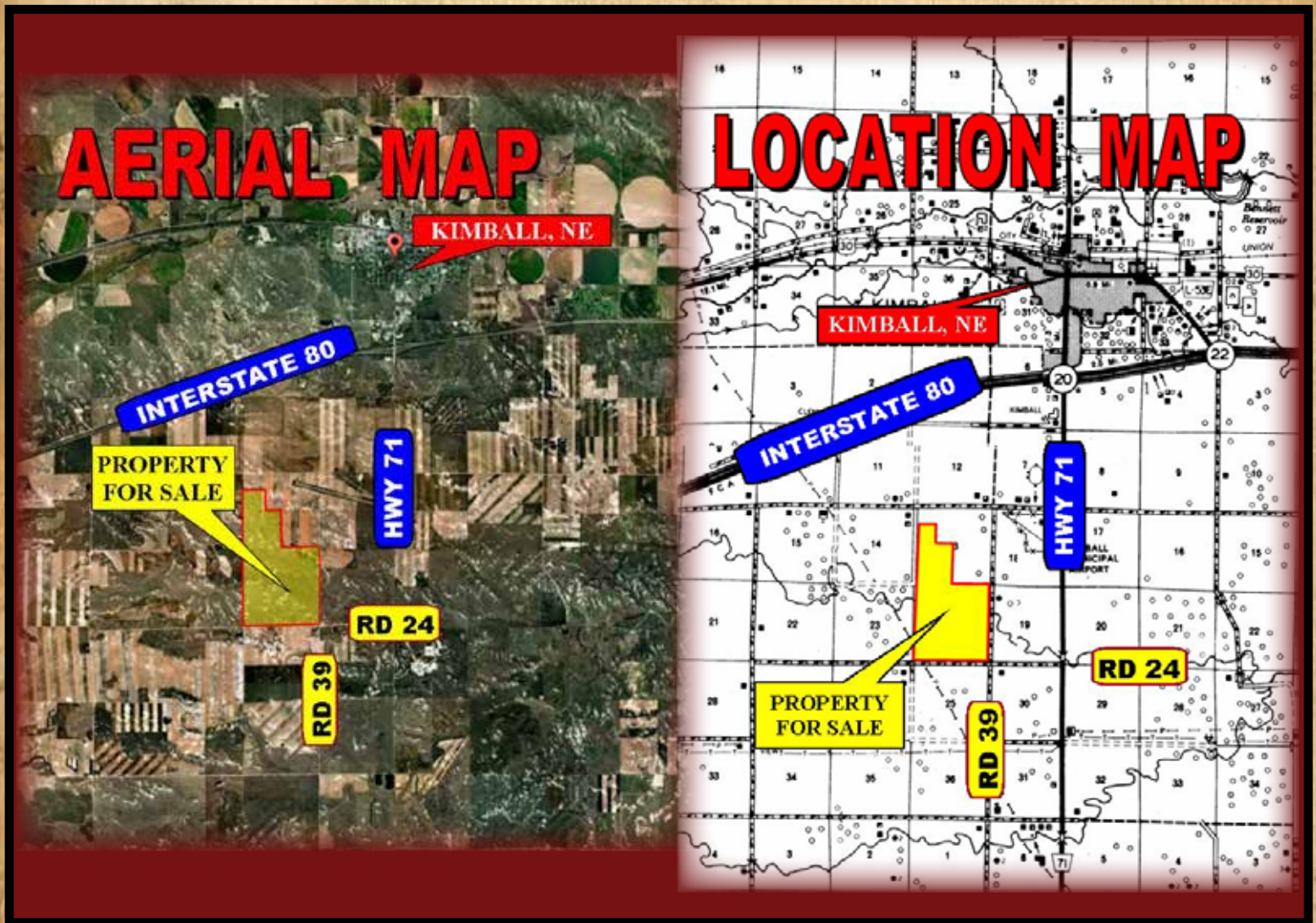
PROPERTY INFORMATION

Call Troy Vogel or Marc Reck
970-522-7770

LOCATION:	From Kimball, NE take Hwy 71 S 4 mi to Rd 24, Rd 24 W 1 mile to Rd 39 which places you at the SE corner of the property.
LEGAL:	SW1/4NW1/4 and the SW1/4 of Section 13 & all of Section 24 (Less 20 Acre Tract), T14N, R56W of the 6th PM, Kimball County, NE.
ACREAGE:	822.27 +/- Acres Pasture <u>18.64 +/- Acres CRP Trees</u> 840.91 +/- Acres Total
LAND USE:	Livestock grazing
TENURE:	Terrain is rolling
FSA INFORMATION:	71.5 Ac of Wheat base w/27 DTY/CCTY 28.2 Ac of Wheat base w/ 29 DTY/CCTY 3.5 Ac of Barley base w/ 37 DTY/CCTY
TAXES:	2012 real estate taxes due in 2013: \$2,475.50
MINERAL RIGHTS:	Seller reserving all <u>owned</u> minerals.
POSSESSION:	Possession upon closing
ASKING PRICE:	\$360,000
TERMS:	Cash or good funds
COMMENTS:	The Evertson property is only 10 minutes from town! There is a nice big valley in the middle of the pasture that measures 1 mile wide. Property has good fences & good water. Here is an opportunity to add to or expand your operation and/or current investment portfolio.
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.



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

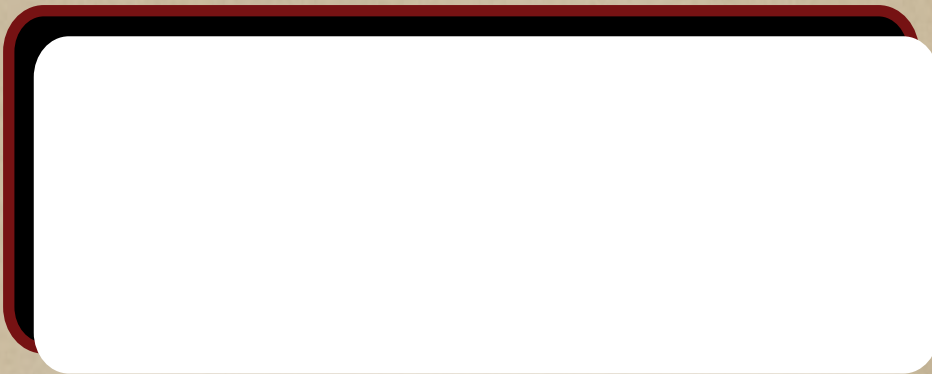
Address Service Requested

For More Information Visit...



Scan this QR code with
your Smartphone to visit
our website for more info
on this property!

www.reckagri.com
"Like Us" on Facebook & "Follow Us" on Twitter



EVERTSON

KIMBALL COUNTY, NE. PASTURE

R&A



840.91 +/- Acres
PASTURE