

KIMBALL COUNTY DRY FARMLAND FOR SALE

R&A

957 +/- acres
Dryland - Kimball County, NE

R&A



302 N. 3rd St.
P.O. 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

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PROPERTY INFORMATION

Call Marc Reck or Troy Vogel
at 970-522-7770

LOCATION:

From Kimball, NE Highway 71 north 10 mi to RD 54. RD 54 west 9.5 mi to the NE corner of the property. RD 23 is approximately .5 mi E of the east border of the property.

LEGAL:

All of Section 9 & W1/2 of Section 10, T16N, R57W of the 6th P.M., Kimball County, NE.

ACREAGE:

933 +/- Acres Dry Farmland
24 +/- Acres Grass & Roads
957 +/- Acres Total

LAND USE:

Wheat, Millet, Sunflowers & Corn for Dryland Farming.

FSA BASE ACREAGE:

409.9 acres of Wheat base w/31 DTY/CCTY, 123.6 acres of Barley base w/41 DTY/CCTY.

TENURE:

Level to rolling terrain. Soils consist primarily of Class III & Class IV.

TAXES:

2011 due in 2012 real estate taxes: \$3,406.80.

MINERAL RIGHTS:

Seller reserving all owned mineral rights.

GROWING CROPS:

Buyer to harvest wheat in summer 2013 and receive 2/3 of growing crop. Seller to receive 1/3 of growing crop. Buyer to deliver 1/3 of growing crop to nearest elevator for seller.

POSSESSION:

Scheduled closing date.

ASKING PRICE:

\$838,000

TERMS:

Cash to seller.

COMMENTS:

Large block of Dry Farmland in a strong producing area with good soils, good access, and immediate possession.



AERIAL & LOCATION MAPS & PHOTOS



NOTICE TO PROSPECTIVE BUYERS:

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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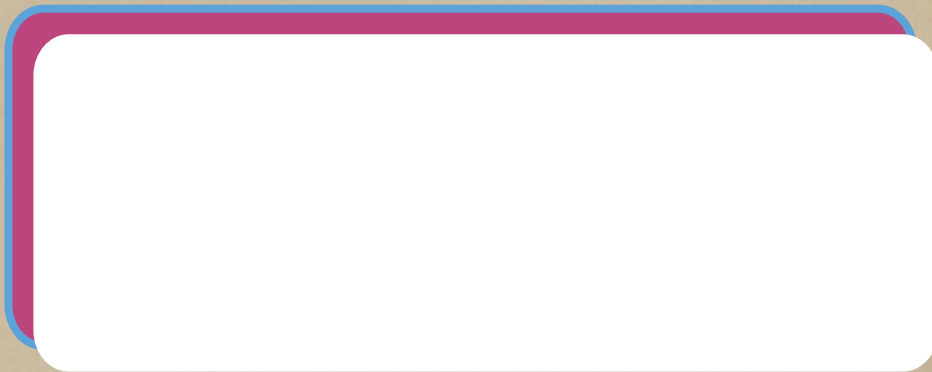
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