

# **MORRILL COUNTY, NEBRASKA**

## **160 Acres +/- CRP Land**

Good Quarter of land enrolled in the Conservation Reserve Program. The land is well established in grass. The soils are primarily fine sand and loamy fine sand. The land is entirely fenced on it's perimeter. 2 miles of fence! The fence on the south is actually a 6 wire fence. The fence on the east is also newer 4 wire and the west is adequate. The north fence is shared by a neighbor who actively grazes livestock. This could benefit the land for potential grazing or future use. There is also an older well near the south boundary. The well's serviceability is unknown. The original contract called for 1,600 trees in 1986. A few Cedar trees still remain along the west edge and the north edge.

**Legal:** NE 1/4 of Section 21 Township 20 North Range 49 West of the 6<sup>th</sup> P.M.

**Land located:** North of Bridgeport, Nebraska to Jct 385 & 26 then 1/4 mile east to CR 94A, then, 5 1/2 Miles East to CR 111, then 1 mile North to CR 96 and 1/2 mile east to the southwest corner. Property borders County Road 96 & 112.

**Taxes: 2011-** \$940.00 per year +/- (exact tax to be determined after the land is split from the land to the west.)

**Farm Service Agency Information:** This land has existing CRP contract which is due to expire September 30, 2012. The owner has made application to renew and . to enroll the CRP contract for an additional 10 year contract at \$31.00 per acre on 151.3 acres.. This contract should be notified of acceptance in late June or in July of 2012. (Owner restrictions apply to CRP ownership. And, is Subject to FSA Guidelines).

CRP Payment: \$3,783.00 annually to 9/30/2012. Potential CRP income (if accepted) = \$4,690.00. The new contract will begin October 1, 2012 with the first payment made around October of 2013. CRP and Taxes pro-rated to date of possession.

Crop Base Acres (on hold): Wheat/55.5 acres/28 bu. yield;

**Minerals:** The Seller is reserving one-half non-participating interest in the minerals for 20 years.

**Possession:** Buyer will receive possession on closing. The Buyer must assume and comply with the existing CRP Contract which will expire 9/30/ 2012.

**Asking Price: \$90,000.00**

**NOTE:** Information Obtained From Sources Deemed To Be Reliable, But Is Not Guaranteed. **Buyers should note:** Interested parties should and are expected to conduct their own analysis. All Agent's representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Buyer's and Agents should note, we will not accept Sub-agency without prior written consent.



# **KRAUPIE'S**

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Bridgeport, Nebraska P.O. Box 100 69336  
Phone 308-262-1150 e-mail: [kraupie@farmauction.net](mailto:kraupie@farmauction.net)  
[www.farmauction.net](http://www.farmauction.net)