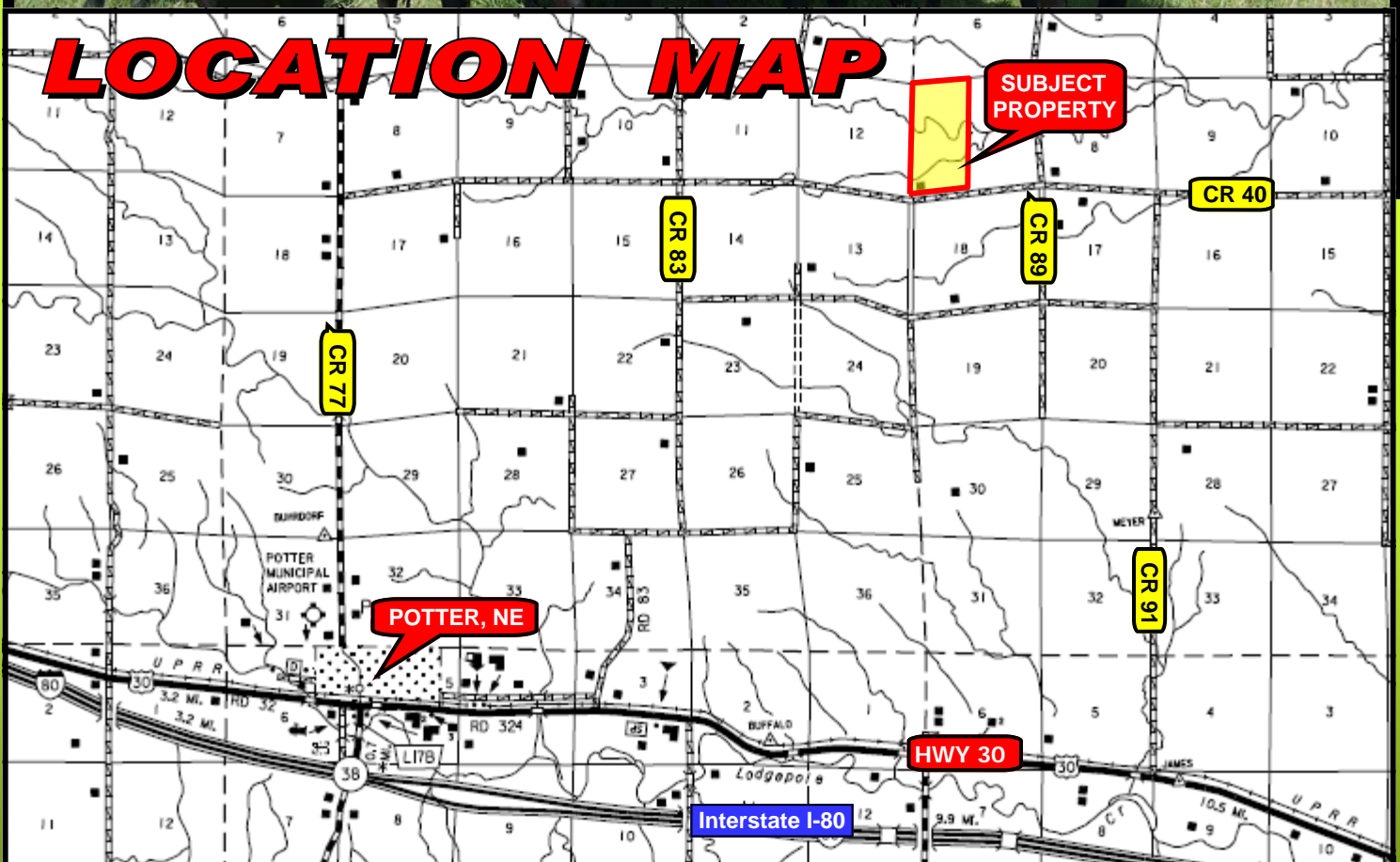


# HIGH PLAINS FARMS, INC. PIVOT IRRIGATED FOR SALE

Cheyenne County, Nebraska

**353 Ac +/-**  
**PIVOT IRRIGATED**  
**IMPROVEMENTS**  
**INTENSE GRAZING ROTATION**



CONTACT . . . Marc Reck, Broker

**Reck Agri Realty**  
*Farm/Ranch Real Estate*  
**& Auction™**

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## Aerial Map & Photos







# Property Information

<b>LOCATION:</b>	From Potter, NE, 4 1/2 miles north on CR 77 to CR 40, 5 miles east on CR 40 to SW corner of property.
<b>LEGAL:</b>	W1/2 of Section 7, T15N, R51W of the 6th PM, Cheyenne, County, NE
<b>ACREAGE:</b>	247.6 Ac +/- Pivot Irrigated 105.6 Ac +/- Dryland grass and Improvement Site 353.2 Ac +/- Total
<b>TAXES:</b>	2009 Real Estate Taxes due in 2010: \$4,964.18
<b>LAND USE:</b>	Pivot irrigated planted to irrigated grass mix (University of NE) for intense grazing rotation program. Balance is dryland grass w/CRP tree shelterbelts.
<b>SOILS:</b>	North pivot soils consist of 63.7% Class II, 21% Class III, & 15.3% other; South pivot soils consist of 79% Class II, 6.1% Class III, 14.9% other
<b>FSA:</b>	FSA bases include: 171.3 ac wheat w/35 bu yield, 111.6 ac corn w/110 bu yield, .7 ac barley w/37 bu yield,
<b>IRR WATER &amp; EQUIPMENT:</b>	Irrigation wells are within the South Platte NRD: North irrigation well #G-060407 has 90.3 certified ac, 2010 began with 73.5" thru 2012, Well is 375' & Static @ 176' when drilled in 1978; 7 tower pivot with 75 HP electric motor; South irrigation well #G-047801 has 157.3 certified ac, 2010 began with 75.1" thru 2012, Well is 400' & Static @ 166' when drilled in 1975; 9 tower pivot with 100 HP electric motor.
<b>MINERAL</b>	Seller to reserve owned mineral rights.
<b>IMPROVEMENTS:</b>	2 story, 5 bedroom, 1 1/2 bath home w/remodeled kitchen; 48' x 72' machine shed; 20,000 bu +/- grain storage; livestock barns, corrals and cattle working facilities.
<b>PRICE:</b>	\$625,000
<b>TERMS:</b>	Cash
<b>COMMENTS:</b>	Property is currently set up as a livestock operation with intense grazing rotation program under pivot irrigation. Seller currently runs 140 - 150 bred heifers with minimal fertilizer and water application. In addition, in 2010 Seller hayed 50 acres and one pasture was not grazed. Carrying capacity could be increased substantially with additional fertilizer and irrigation applications. Support cattle working facilities and corrals located at the improvements. Home and buildings listed on the National Historic Registry. Go to the virtual tour at <a href="http://www.reckagri.com">www.reckagri.com</a> to view the home, buildings, cattle working facilities, and pivot irrigated farmland.

## NOTICE TO PROSPECTIVE PURCHASERS

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 Purchaser(s) should verify all information contained herein. All prospective bidders 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 Sellers. 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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Address Service Requested



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