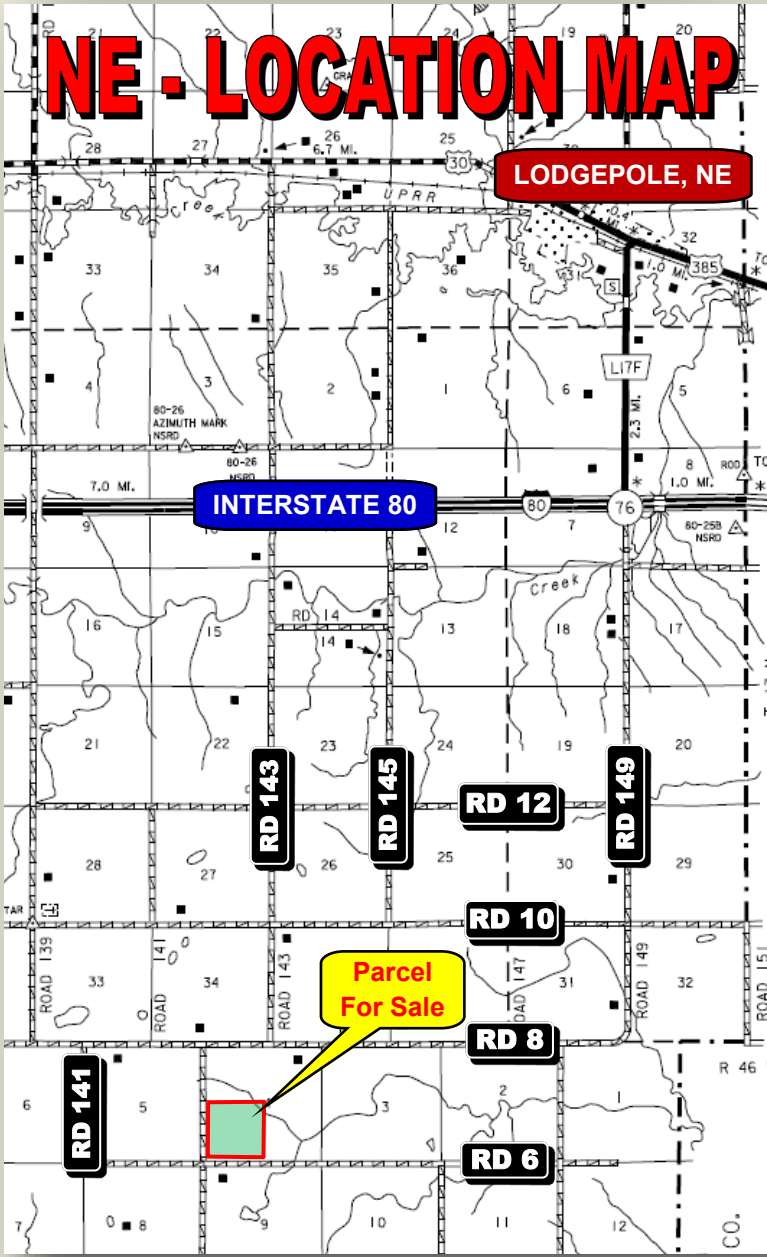
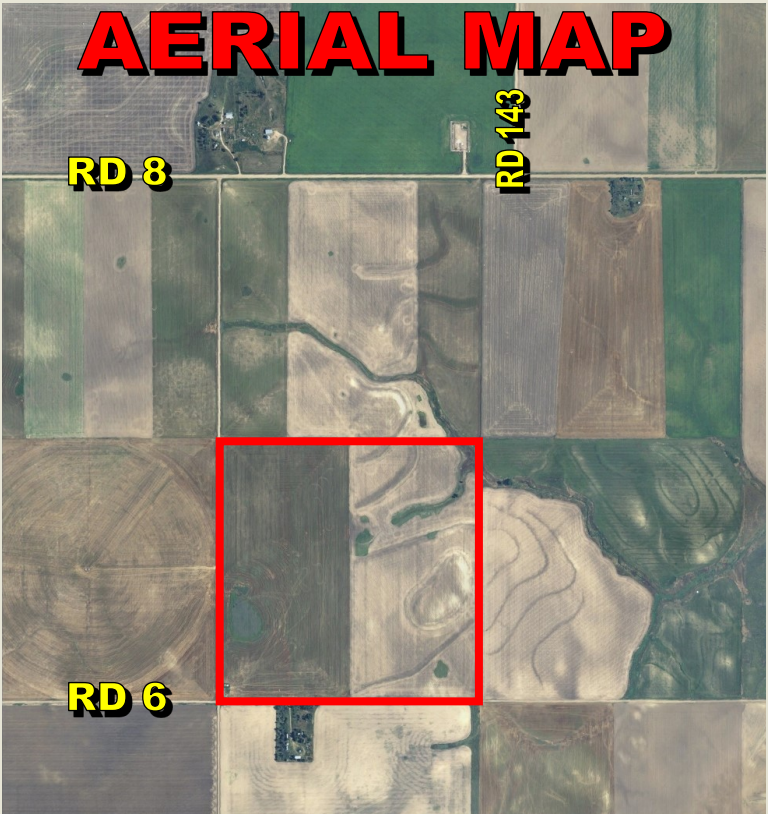


PROPERTY INFORMATION

LOCATION:	From Lodgepole, NE, 7 mi S on Rd 149, 1/2 mi W on correction line to Rd 149, 2 mi S to Rd 4, 1 mi W to Rd 147, 1 mi N to Rd 6, 1 1/2 mi W to SE corner of the property. From Lorenzo, NE, 19 mi E on Rd 8, 1/2 mi S on Rd 143 to the NW corner of the property. Property lies on the N side of Rd 6 and E side of Rd 143.
LEGAL DESCRIPTION:	The SW1/4 of Section 4, Township 12 North, Range 47 West of the 6th P.M., Cheyenne County, Nebraska.
ACREAGE:	157.62 +/- Acres Dryland 2.38 +/- Acres Roads & Waste 160.00 +/- Acres Total
LAND TENURE:	Soils consist primarily of Class II with smaller areas of Class III & Class IV.
LAND USE:	Dryland farming, raising wheat, proso millet, hay millet, sunflowers & dryland corn. Terrain is level to rolling.
TAXES:	2016 real estate taxes due in 2017: \$1,571.72
MINERAL RIGHTS:	Seller reserving one-half interest of all <u>owned</u> mineral rights.
GROWING CROPS:	Seller to harvest and retain 100% of growing wheat crop.
POSSESSION:	Possession of the wheat stubble, millet stubble & corn stalks can be delivered to Buyer(s) upon closing. Possession of the land in growing wheat can be delivered to Buyer(s) upon 2017 wheat harvest.
ASKING PRICE:	\$127,000
TERMS:	Good funds upon closing.

PROPERTY 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 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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