

CHEYENNE COUNTY DRYLAND

R&A

LAND FOR SALE

CHEYENNE COUNTY, NE

164+/- Acres Dryland



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RECK AGRI
REALTY & AUCTION

For Further Information Contact:
Marc Reck, Broker or Troy Vogel, Salesperson

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PROPERTY INFORMATION

LOCATION: From Dalton, NE, 2 mi S on Hwy #385 to Rd 54, 9 mi E to Rd 131, 1/2 mi N to SW corner of property.

LEGAL DESCRIPTION: NW1/4 of Section 2, Township 16 North, Range 48 West of the 6th P.M., Cheyenne County, Nebraska.

ACREAGE: 164.9+/- Acres Dryland

LAND TENURE: Soil types consist of 58.7% of Class II, 13.1% of Class III and 28.2% of Class IV.

TAXES: 2016 real estate tax due in 2017: \$1,744.44.

MINERAL RIGHTS: Seller conveying all owned mineral rights to Buyer.

FSA INFORMATION: FSA base: 98.34 acres wheat w/42 bu PLC yield; 1.36 acres oats w/44 bu PLC yield; 7.67 acres corn w/100 bu PLC yield; 5.04 acre sunflower w/710 cwt PLC yield.

GROWING CROPS: Landlord share of growing wheat to be negotiated depending on the time of year property sells. 81.2+/- acres growing wheat. 83.7+/- ac wheat stubble.

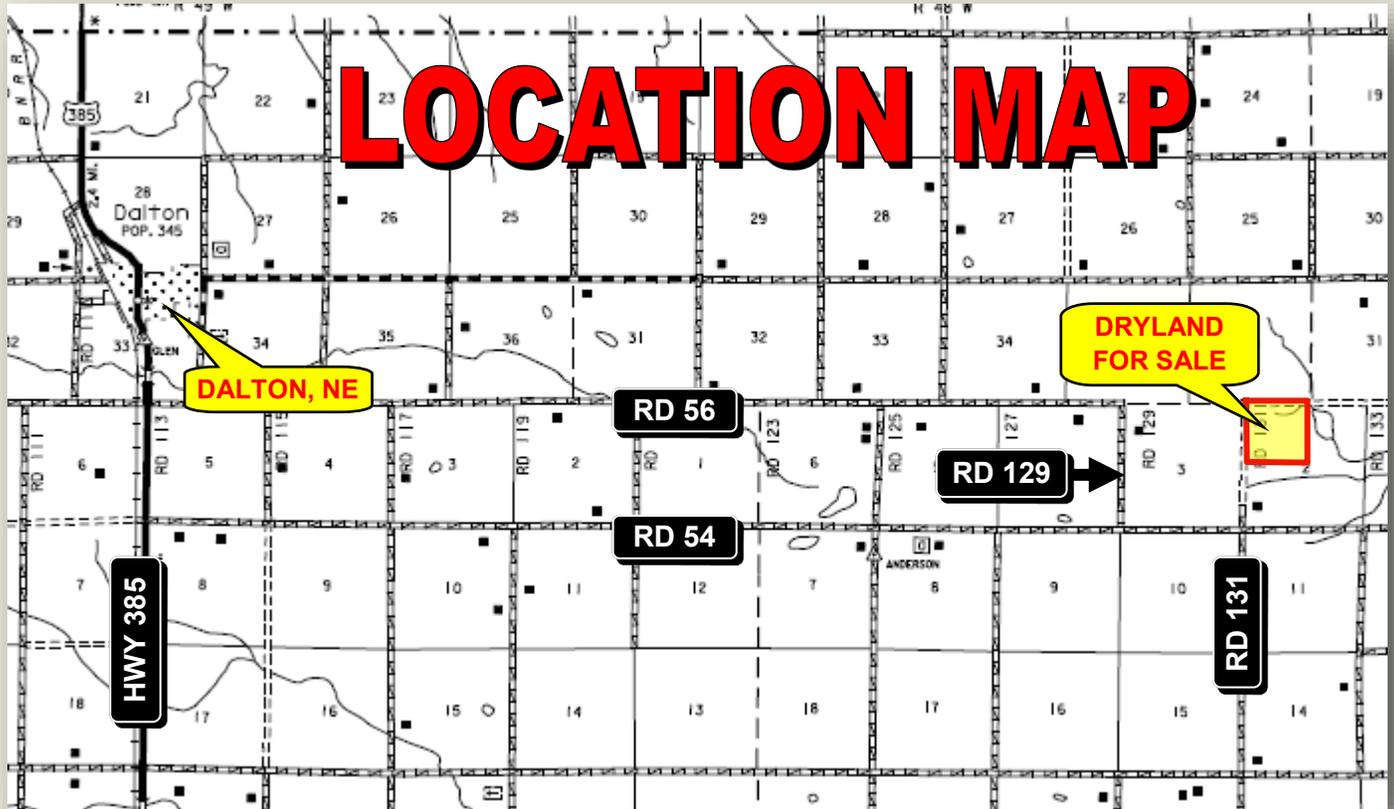
POSSESSION: Possession subject to existing farm lease. Possession of growing wheat upon 2017 harvest. Possession of summer fallow may be negotiated depending on the time of year property sells.

ASKING PRICE: \$140,000

TERMS: Good funds at closing.

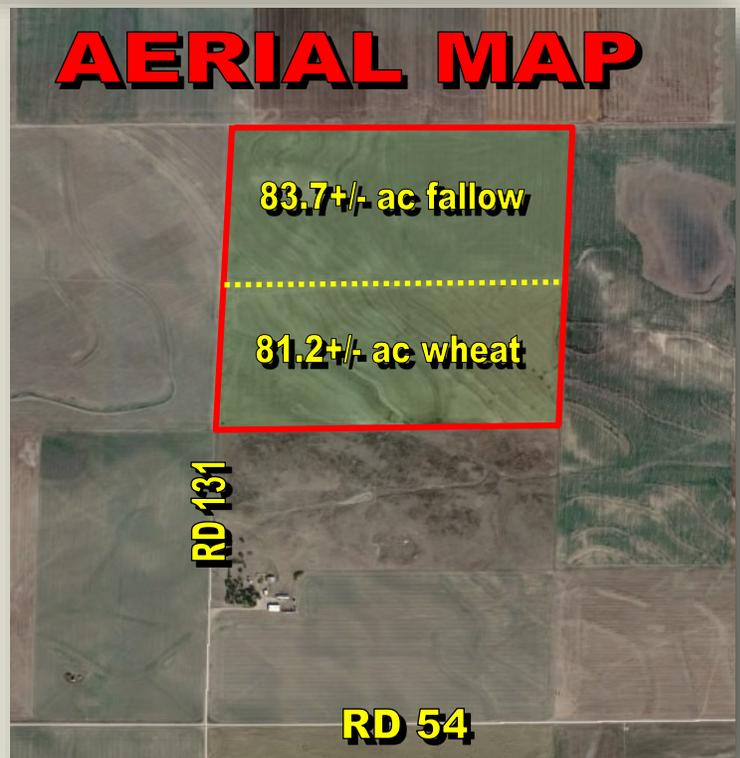


PROPERTY MAPS



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.



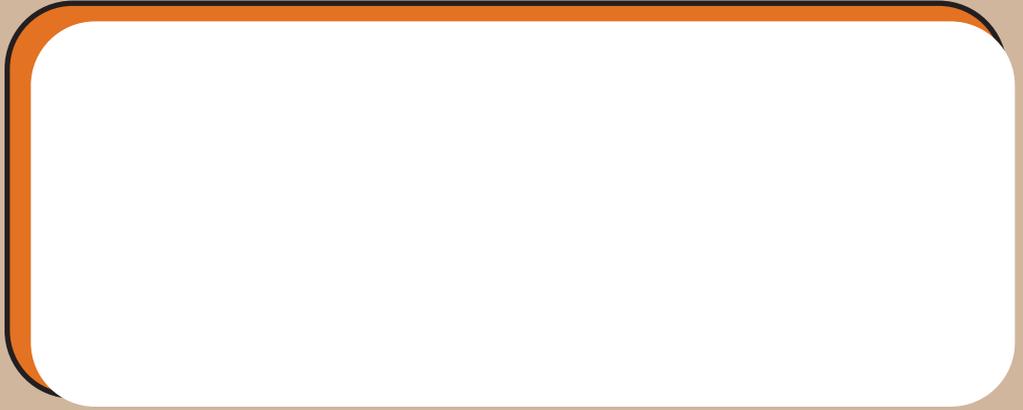
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