

CHASE COUNTY PIVOT IRRIGATED

R&A

FOR SALE

795+/- Acres
Chase County, NE



RECK AGRI
REALTY & AUCTION

535 E Chestnut, PO Box 407
Sterling, CO 80751
970-522-7770
1-800-748-2589

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

marcreck@reckagri.com

Visit: www.reckagri.com





PROPERTY INFORMATION

LOCATION:

North Pivot: From Imperial, NE 15 mi W on Highway #6 to 318 Ave, 9 mi N to Rd 748, 1 mi W to 317 Ave, 1/2 mi N to SE corner. 317 Ave borders E property line.

South Pivot: From Imperial, NE 12 mi W to 321 Ave, 4 miles N to SE corner. Rd 744 borders N property line, 321 Ave borders E property line.

LEGAL DESCRIPTION:

North Pivot: NE1/4 of Section 11, Township 8N, Range 41W of the 6th PM, Chase County, NE.

South Pivot: All of Section 4, Township 7N, Range 40W of the 6th PM, Chase County, NE.

ACREAGE:

634.6 +/- Acres Pivot Irrigated
 122.4 +/- Acres Dryland
 33.3 +/- Acres Expired CRP
 4.9 +/- Acres Roads
 795.2 +/- Acres Total

LAND TENURE:

Primarily Class I & III soils. Terrain is level to rolling.

FSA INFO:

569.8 acres of corn base w/162 bu PCL yield; 126.9 acres of corn base w/125 bu PCL yield; 30.7 acres of wheat base w/45 bu PCL yield.

TAXES:

2015 real estate tax due in 2016: \$18,835.90.
 Occupation tax: \$6,361.37.

IRRIGATION WATER & EQUIPMENT:

North Pivot: Irrigation Well Permit #G-060272; 132.7 URNRD certified acres; Irrigation equipment includes 125 hp electric motor w/pump & 7 tower Zimmatic pivot.

South Pivot: Irrigation Well Permit #G-65970, #G-65969, & #G-69705; 390 URNRD certified acres; Irrigation equipment includes 75 hp Yaskawa electric motor w/pump, 75 hp Emerson electric motor w/pump, 75 hp New-man electric motor w/WLR pump & 16 tower Valley pivot. Both pivots are pooled together with 90.65 in remaining allocation.

MINERAL RIGHTS:

Seller to convey OWNED mineral rights to Buyer.

GROWING CROPS:

248.4+/- acres of stubble, 507.7+/- acres corn stalks. Seller would consider lease back.

POSSESSION:

Possession to be negotiated depending on the time of year the property sells.

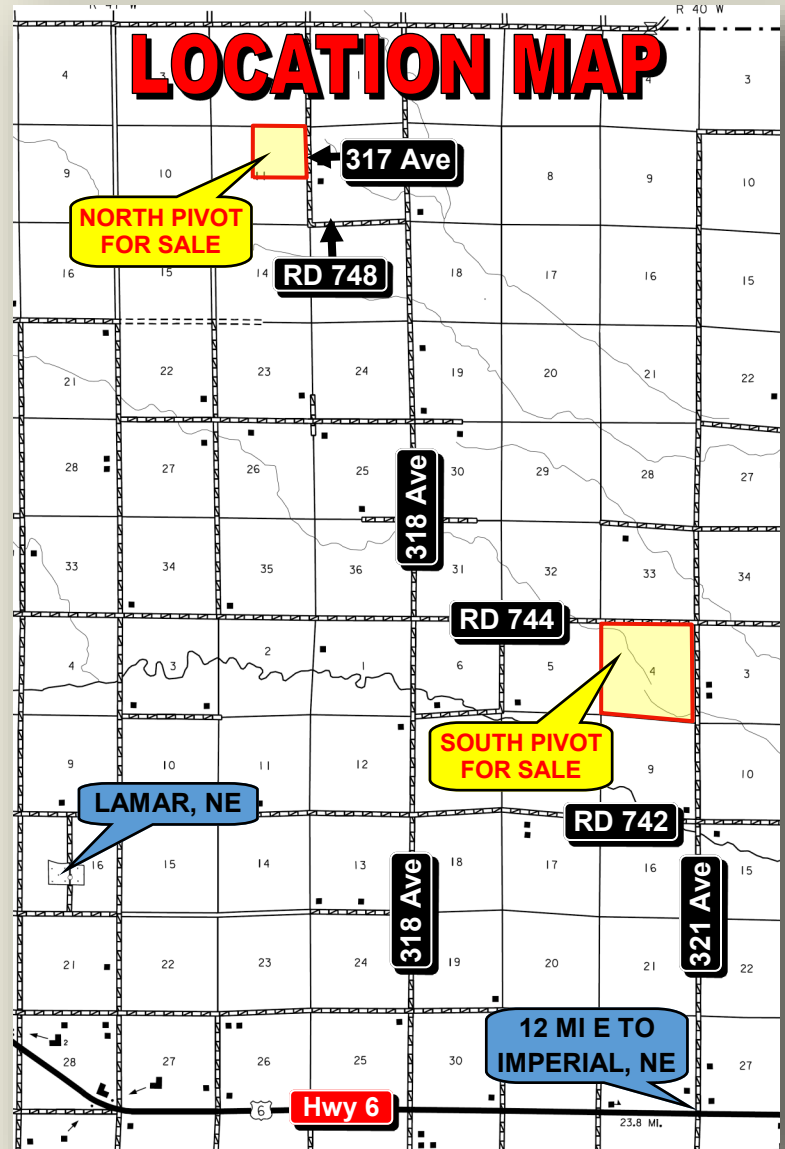
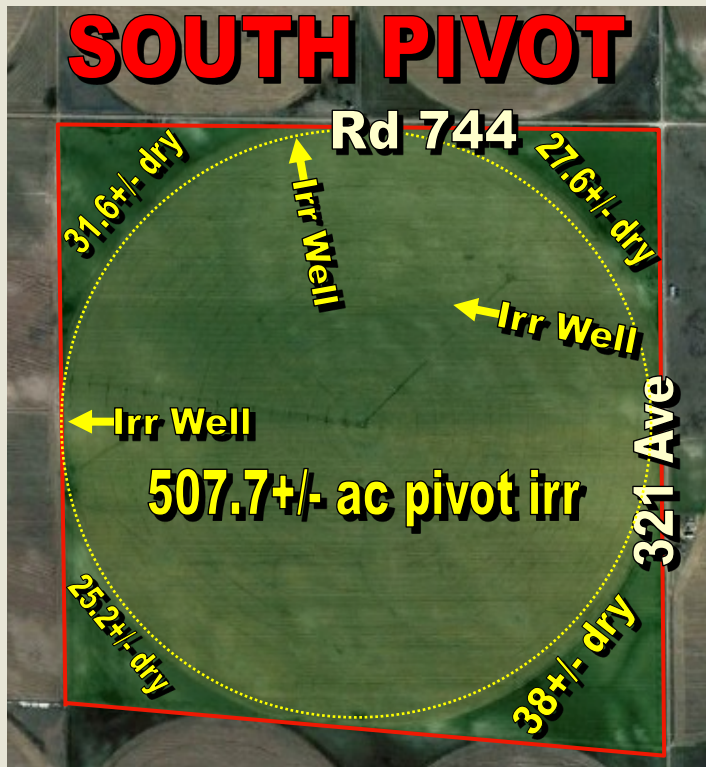
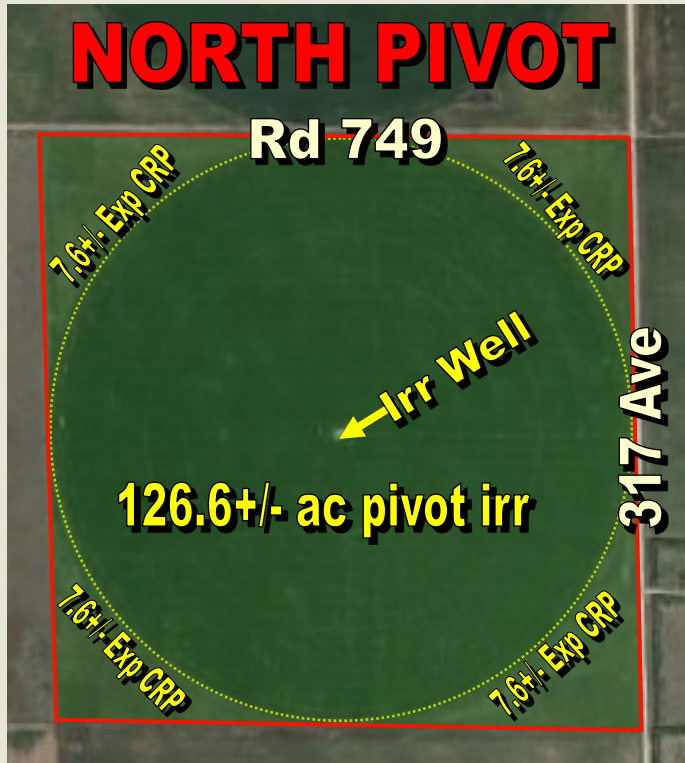
ASKING PRICE:

\$3,300,000

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.

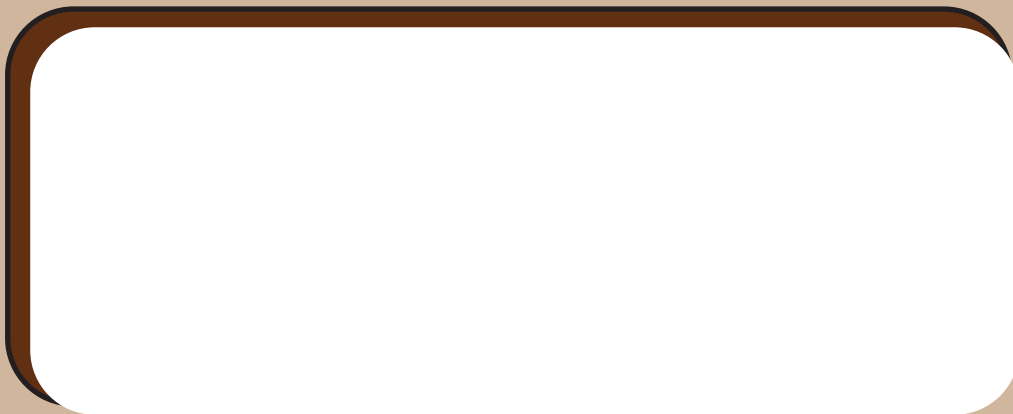
Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751

Watch LIVE Auctions on
www.reckagri.com



ADDRESS SERVICE REQUESTED

www.reckagri.com
"Like" Us on Facebook & "Follow Us" on Twitter



CHASE COUNTY PIVOT IRRIGATED

R&A

FOR SALE

795+/- Acres
Chase County, NE

