

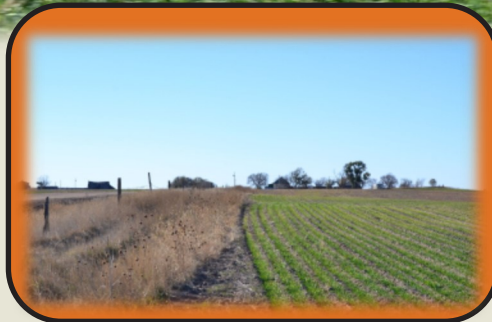
SOUTH OF DIX DRYLAND

R&A

LAND FOR SALE

KIMBALL COUNTY, NE

158+/- Acres Dryland



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



RECK AGRI
REALTY & AUCTION

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

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Visit: www.reckagri.com





PROPERTY INFORMATION

LOCATION: From Dix, NE, Road 59 (blacktop) south 11 miles to Road 12. West on Road 12 for 2 1/2 miles to the southeast corner of the property.

LEGAL DESCRIPTION: SW1/4 of Section 20, Township 13 North, Range 54 West of the 6th P.M., Kimball County, Nebraska.

ACREAGE: 158.49+/- Acres Dryland

LAND USE: Wheat, Corn, Sunflowers, Proso Millet & Hay Millet. Terrain is level to rolling.

LAND TENURE: Soils consist primarily of Class VI & Class III.

TAXES: 2015 real estate tax due in 2016: \$965.54.

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

GROWING CROPS: 100% of the growing wheat crop will be harvested and retained by the tenant. Buyer to receive 2017 cash rent payment depending on when property closes.

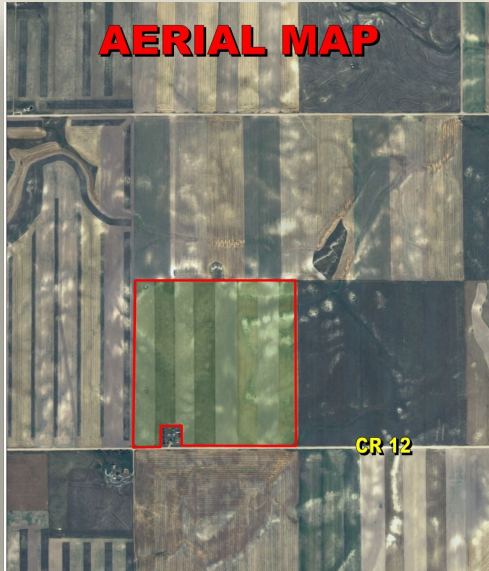
FARM LEASE: Written cash farm lease in effect. Farm lease expires in 2017.

POSSESSION: Possession is subject to written farm lease.

ASKING PRICE: \$110,000

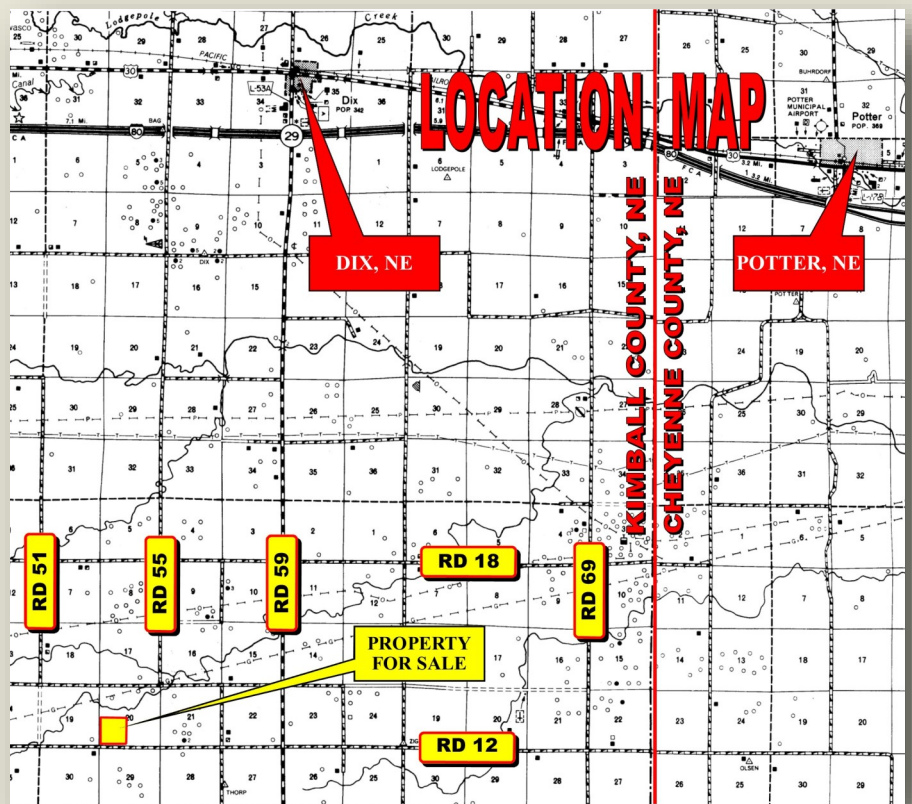
TERMS: Good funds at closing.

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.



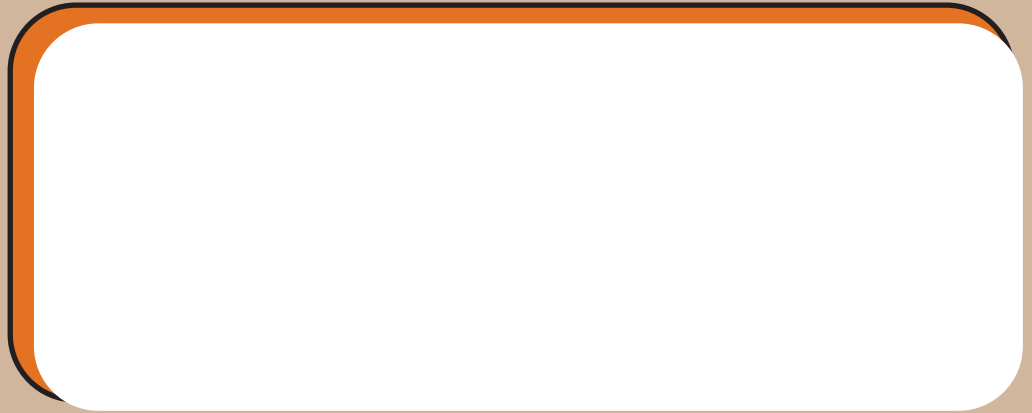
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