

GRAYSON FAMILY TRUST

DRYLAND FOR SALE

DEUEL COUNTY, NE
321+/- Acres



RECK AGRI
REALTY & AUCTION

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For Further Information Contact:
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PROPERTY INFORMATION

LOCATION: From the east side of Chappell, NE, on Highway 30 to Rd 167, 8 mi north on Rd 167 to Rd 30 (T intersection), 1 1/2 mi east on Rd 30 to the southwest corner of the property.

LEGAL DESCRIPTION: E1/2 of Section 1, Township 14 North, Range 45 West of the 6th PM, Deuel County, Nebraska.

ACREAGE:

320.46 +/- Acres Dryland
.82 +/- Acres Roads & Waste
321.28 +/- Acres Total

LAND USE: Dryland farming practices consist of raising wheat, millet, corn & sunflowers.

LAND TENURE: Soils consist of Class II (57.2%) and Class III (42.8%). Terrain is level to rolling with 0 to 6% slopes.

FSA INFORMATION: 185.60 wheat base acres with a 39 bushel PLC yield.

TAXES: 2016 real estate taxes due in 2017: \$4,391.98

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

GROWING CROPS: 168.86 acres growing millet on 3 strips to be harvested in the fall of 2017. 151.6 acres of wheat on 3 strips was sprayed out & destroyed in spring of 2017. Seller to convey landlord's share of growing millet crop to the Buyer. Buyer to assume crop insurance and pay premium at closing.

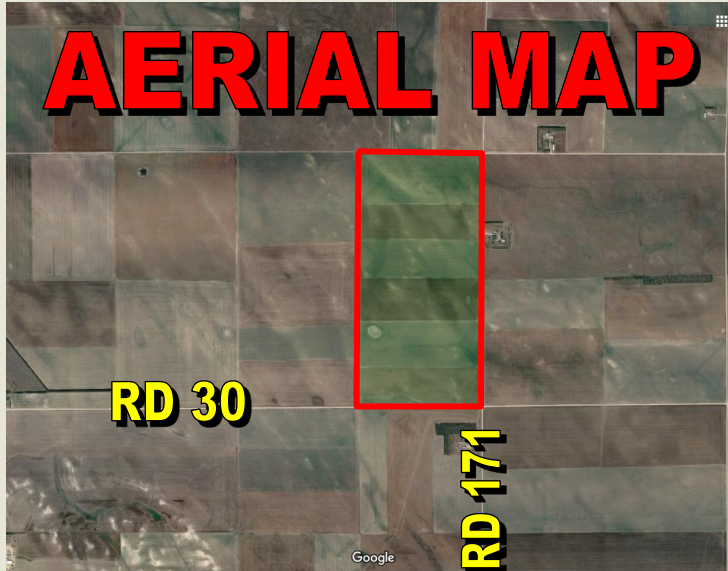
POSSESSION: Possession of land in growing millet upon harvest in Fall of 2017. Possession of land in sprayed out wheat will be planted to wheat in Fall of 2017 and possession to be upon wheat harvest in Summer 2018.

ASKING PRICE: \$352,000

TERMS: Good funds at closing.

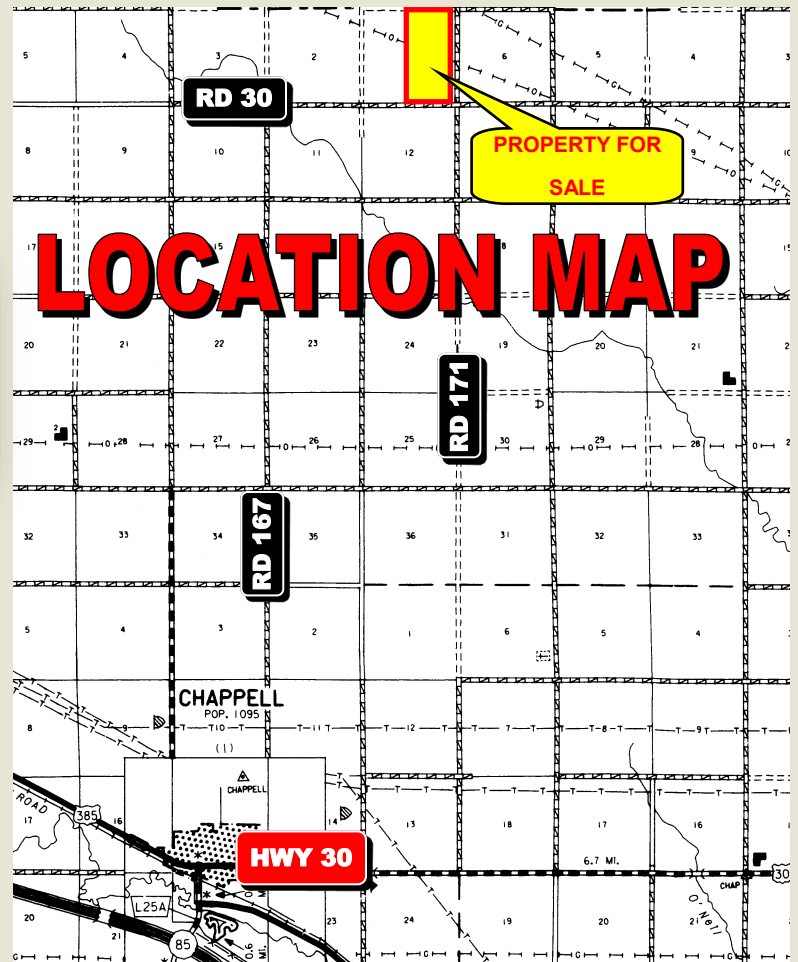
PROPERTY MAPS & PHOTOS

AERIAL MAP



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.



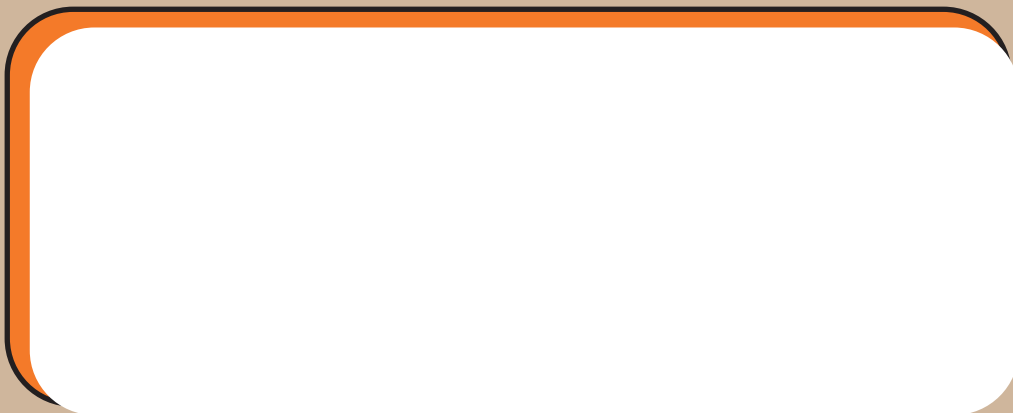
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