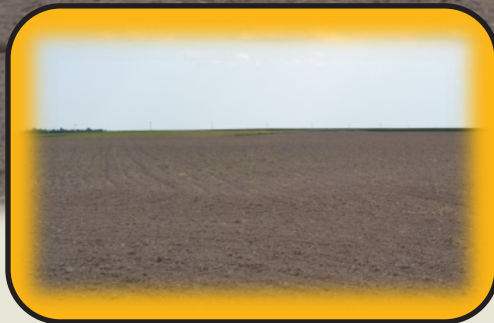


DUBOIS TRUST DRYLAND FOR SALE

159.3+/- Acres
Deuel 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:
Troy Vogel, Salesperson or Marc Reck, Broker

tvogel@reckagri.com

Visit: www.reckagri.com

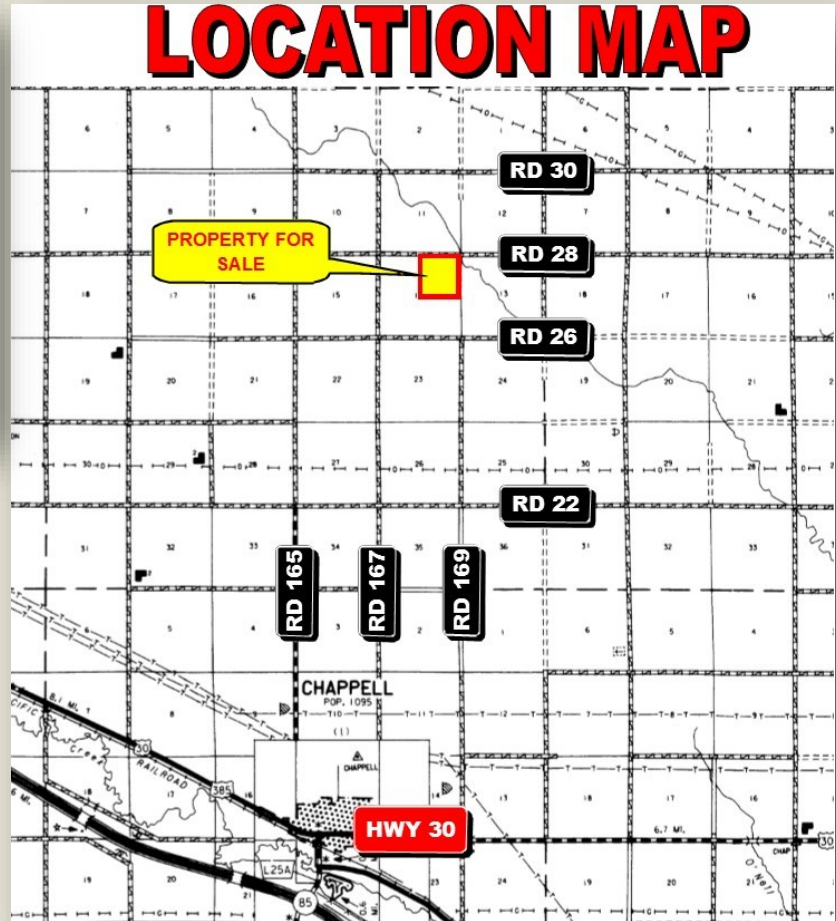


PROPERTY INFORMATION

LOCATION:	From the east side of Chappell, NE, on Highway 30 to Road 167, 7 miles north on Road 167 to Road 28, go 1/2 mile east on Road 28 to the northwest corner of the property.
LEGAL DESCRIPTION:	NE1/4 of Section 14, Township 14 North, Range 45 West of the 6th PM, Deuel County, Nebraska
ACREAGE:	156.93+/- Acres Dryland 2.37+/- Acres Roads and Waste 159.30+/- Acres Total
LAND TENURE:	Soils consist of Class II (59.8%) and Class IV (40.1%). Terrain is level to rolling with 0 to 9% slopes.
LAND USE:	Dryland farming practices consist of raising wheat & millet.
TAXES:	2017 real estate taxes due in 2018: \$1,869.10.
FSA INFORMATION:	88.64 wheat base acres with a 39 bushel PLC yield. Farm Program is ARC County.
MINERAL RIGHTS:	Seller to convey all owned mineral rights to Buyer(s).
GROWING CROPS:	76.70 acres to be planted to wheat this fall. 80.23 acres of wheat was harvested in the summer of 2018 and is currently in stubble.
POSSESSION:	Possession of the property can be delivered to Buyer(s) upon closing on land in wheat stubble and upon harvest in 2019 on land to be planted to wheat in the fall of 2018, subject to a farm lease with the tenant.
ASKING PRICE:	\$107,450
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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