

# NORDBY CRP

**KIMBALL COUNTY, NE**

**154+/- Acres CRP**



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

tvogel@reckagri.com  
Visit: [www.reckagri.com](http://www.reckagri.com)

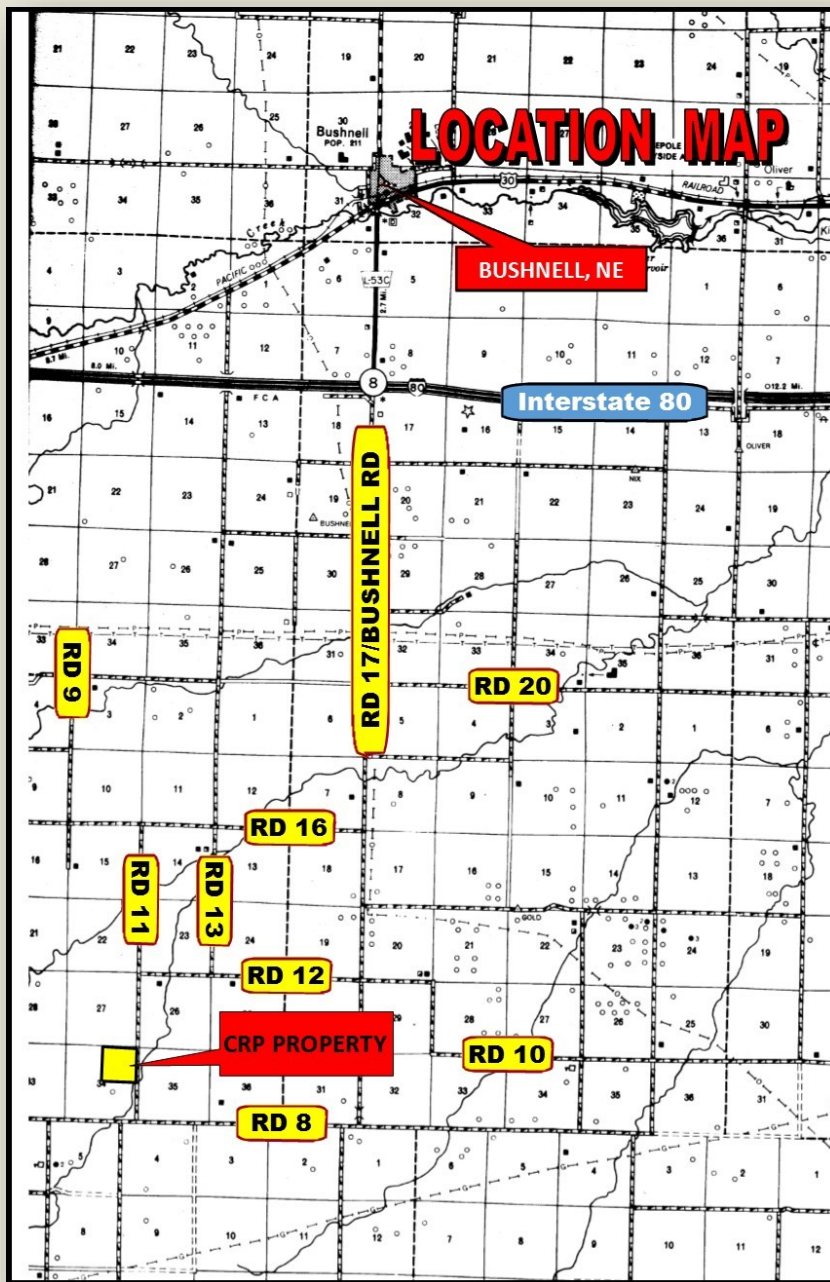


# PROPERTY INFORMATION

<b>LOCATION:</b>	<p>From Kimball, NE, take I-80 west 13.5 miles to NE-53C Link / Road 17 (Bushnell Road) Exit 8; south 8 miles to Road 12; west 3 miles to Road 11; south 1 mile to the northeast corner of the property.</p> <p>From Pine Bluffs, WY, US-30 – Lincoln Hwy east 1.3 miles to State Line Road; 5.8 miles south on State Line Road and keep right at Road 7 to continue on Road 7; Turn east on Road 16 and travel 2 miles to Road 11; 3 miles south to the northeast corner of the property. Property lies on the west side of Road 11.</p>
<b>LEGAL DESCRIPTION:</b>	NE1/4 of Section 34, Township 13 North, Range 58 West of the 6th P.M., Kimball County, Nebraska;
<b>ACREAGE:</b>	154.94+/- Acres CRP 1.62+/- Acres Roads & Waste 156.56+/- Acres Total
<b>LAND USE:</b>	Conservation Reserve Program. Terrain is rolling.
<b>TENURE:</b>	Soils consist primarily of Class III & Class VI.
<b>CRP INFORMATION:</b>	CRP Contract #10236 w/annual payment of \$5,155 at \$33.28 per acre. Contract expires 09-30-2028; Sign-up Number: 45; Practice Number: CP25.
<b>TAXES:</b>	2017 real estate taxes due in 2018: \$980.52.
<b>MINERAL RIGHTS:</b>	Seller is reserving all owned mineral rights.
<b>POSSESSION:</b>	Possession upon closing.
<b>ASKING PRICE:</b>	\$110,000
<b>TERMS:</b>	Good funds at closing.



# PROPERTY PHOTOS | MAPS



## NOTICE TO PROSPECTIVE BUYER

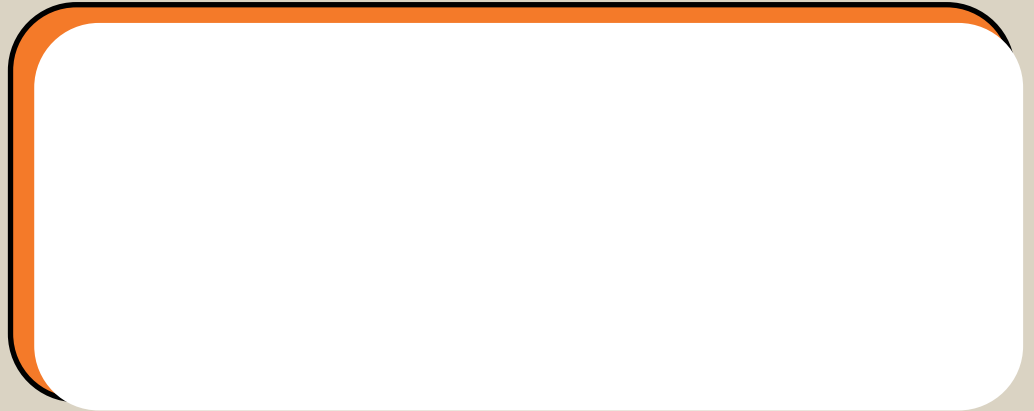
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