

SCHUESSLER DRYLAND CHEYENNE COUNTY, NE

CHEYENNE COUNTY, NE

311+/- Acres Dryland



535 E Chestnut, PO Box 407
Sterling, CO 80751
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RECK AGRI
REALTY & AUCTION

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

tvogel@reckagri.com
Visit: www.reckagri.com



PROPERTY INFORMATION

LOCATION: From Potter, NE, Highway 30 east 2 miles to Rd 83; 2 miles north on Rd 83 to Rd 34, 1/2 mile east on Rd 34 & continue to follow Rd 83, 3 miles north on Rd 83 to Rd 40, 3 miles east on Rd 40 to Rd 89, 1 mile north on Rd 89 places you at the northwest corner of the property. Property is on the east side of Rd 89.

LEGAL DESCRIPTION: N1/2 of Section 8, Township 15 North, Range 51 West of the 6th P.M., Cheyenne County, Nebraska.

ACREAGE: 311.57+/- Acres Dryland
7.00+/- Acres Grass & Waste
 318.57+/- Total Acres

LAND USE: Raising Wheat, Proso Millet, Hay Millet, Sunflowers and Dryland Corn.

TENURE: Soils consist primarily of Class II (43.2%) Class III (13.9%) & Class IV (34.3%).

TAXES: 2017 real estate taxes due in 2018: \$4,100.84

MINERAL RIGHTS: Seller to reserve all owned oil, gas, and other minerals in, on, and under and that may be produced from the above-described premises.

GROWING CROPS: Growing crops TBD depending on time of year property sells.

POSSESSION: Possession TBD depending on time of year property sells.

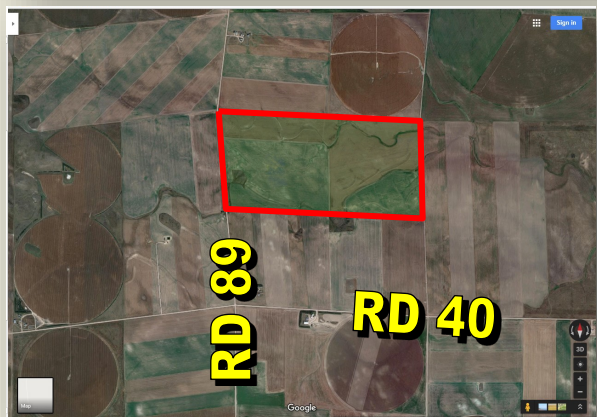
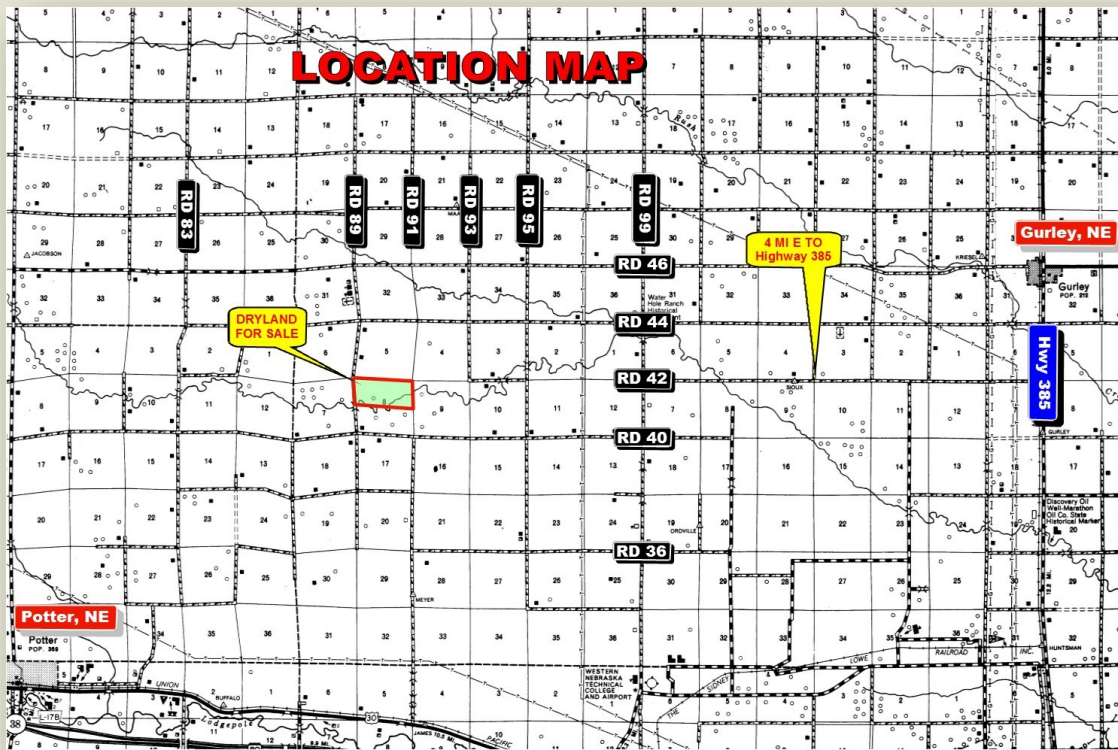
ASKING PRICE: \$234,000

TERMS: Good funds at closing.



PROPERTY PHOTOS | MAPS

LOCATION 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.

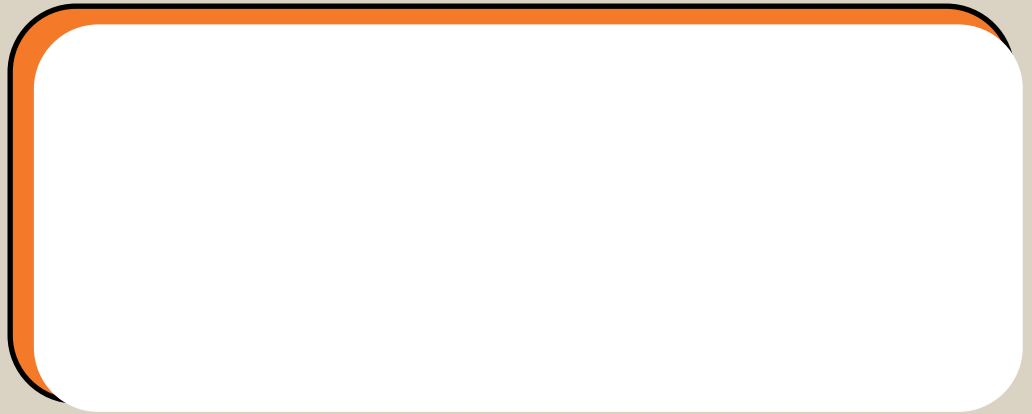
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