

REICHERT PIVOT IRRIGATED, HOME & CRP

KIMBALL COUNTY, NE

320+/- Acres



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



**RECK AGRI
REALTY & AUCTION**

For Further Information Contact:
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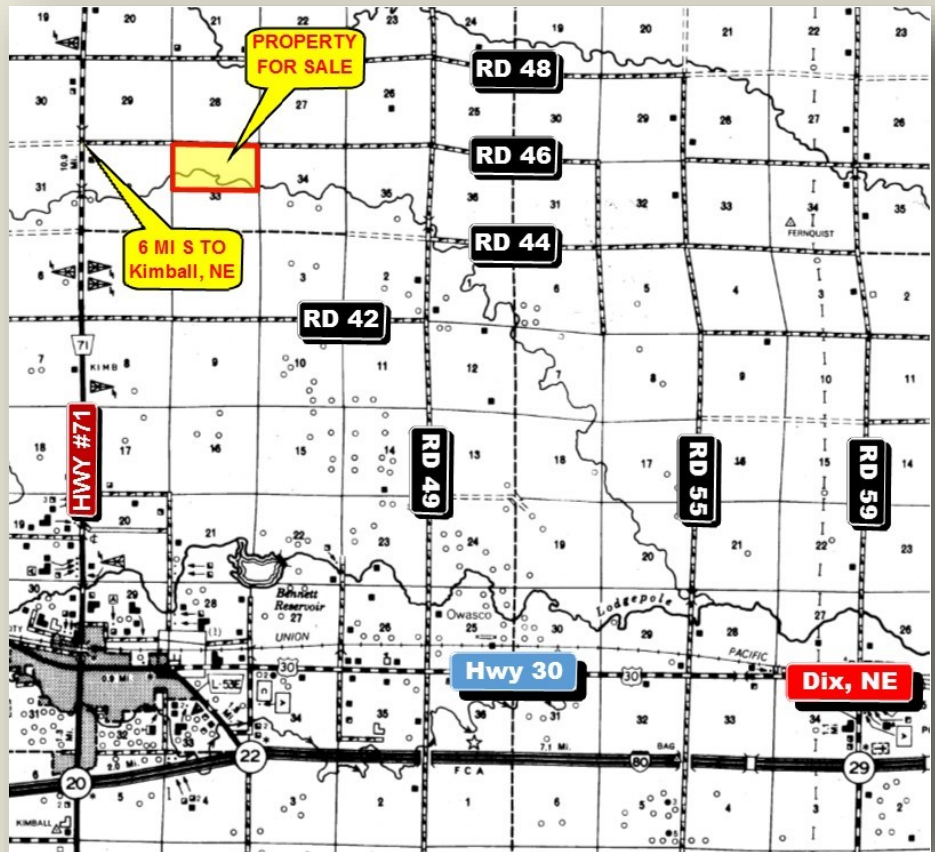
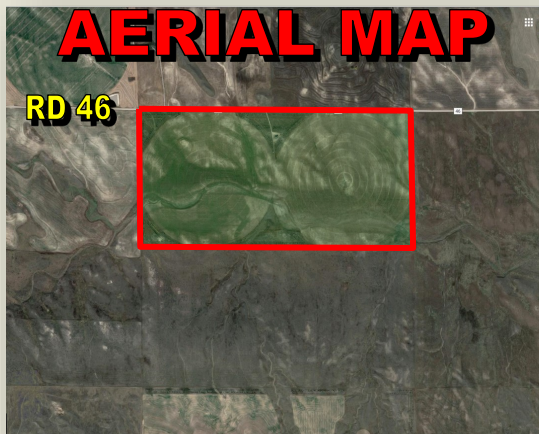


PROPERTY INFORMATION

LOCATION:	From Kimball, NE, Old Highway 71 north 2.6 miles to New Highway 71, turn left or North on New Highway 71 for 3.6 miles to Road 46, east on Road 46 for 1 mile to the northwest corner of the property.
LEGAL DESCRIPTION:	N1/2 of Section 33, Township 16 North, Range 55 West of the 6th P.M., Kimball County, NE.
ACREAGE:	261.00+/- Acres Pivot Irrigated 34.01+/- Acres Dryland, Home, Grass & Roads <u>25.77+/- Acres CRP</u> 320.78+/- Acres Total
LAND USE:	Raising Corn, Sugar Beets, Alfalfa, Wheat, Proso Millet, Hay Millet, Edible Beans and Sunflowers. Terrain is level to rolling.
LAND TENURE:	Soils consist primarily of Class III, IV & VI under the pivots.
FSA INFORMATION:	223.80 Base acres total. 54.61 Base Acres of Wheat w/39 bushel PLC yield. 88.04 Base Acres of Corn w/109 bushel PLC yield. 54.61 Base Acres of Sunflowers w/531 lbs PLC yield. 26.54 Base Acres of Safflower w/488 lbs PLC yield.
DOMESTIC WELL:	1 Submersible water well located near the home.
TAXES:	2017 real estate taxes due in 2018: \$9,191.48.
IRRIGATION WATER & EQUIPMENT:	261.7 Certified Irrigation Acres within the South Platte Natural Resources District; 1 Irrigation Well & 2 Irrigation Pivots; 1 Lockwood 8 tower pivot irrigates 126.75 acres. 1 1990's Lockwood 9 tower pivot irrigates 132.88 acres. 261.7 certified irrigated acres with 49.00" for the next allocation period: 1/1/2019 through 12/31/2021 season. The breakdown is 39" Base Allocation plus 10" Carryforward. Irrigation pump 5 yrs old.
CRP:	CRP Trees contract w/annual payment of \$940 with 25.77 acres at \$36.46 per acre. Contract expires 09-30-2031.
MINERAL RIGHTS:	Seller to convey to Buyer(s) all owned oil, gas, and other minerals in, on, and under and that may be produced from the above-described premises.
DETAILS OF HOUSE:	Home built in 2009; 2,052 square foot on main level; 1,728 square foot unfinished walk-out basement; One story; 2 bedrooms main floor; 2 bedrooms downstairs; unfinished master bath; 1 finished bath w/ shower; upstairs laundry; plumbing roughed in for downstairs bath; large bedrooms; large closets; additional kitchen can be placed downstairs; utilities downstairs; fuel fired propane furnace; propane cooking stove & propane hot water heater; blown in insulation; double house wrap; attic fan; country style kitchen; new septic July 2018; new water well drilled in 2008; asphalt shingles; cement fiberboard siding; poured cement basement walls; following appliances stay with the home: Stove, Refrigerator & Portable Dishwasher.

PROPERTY PHOTOS | MAPS

GROWING CROPS:	Subject to tenant lease on pivot irrigated land. Both pivots were in hay millet for the 2018 crop growing season.
POSSESSION:	Possession subject to tenant lease on the pivot irrigated ground. Possession of home and CRP upon closing.
ASKING PRICE:	\$850,000
TERMS:	Good funds at closing.



NOTICE TO PROSPECTIVE BUYER

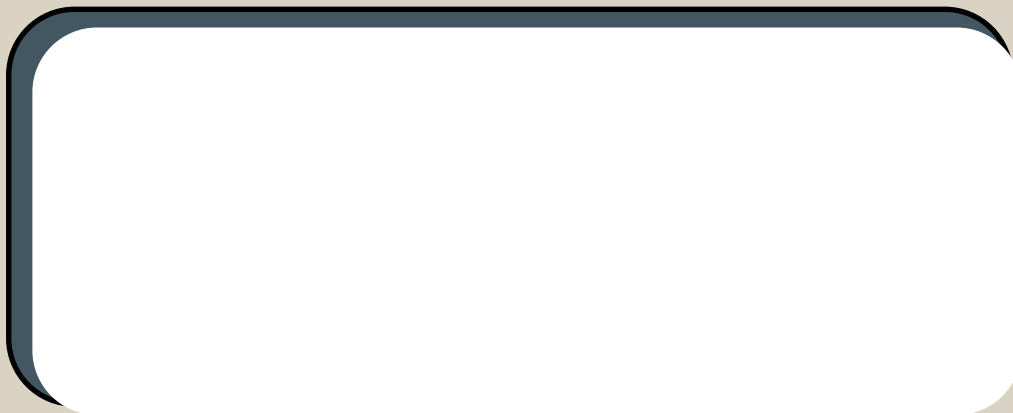
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