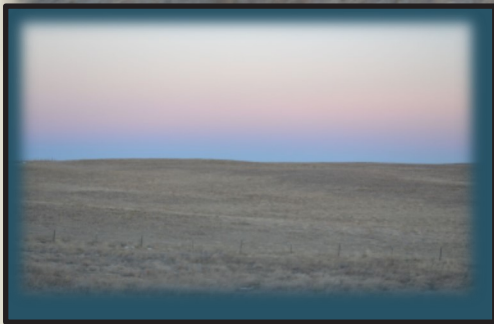


# BANNER COUNTY PASTURE, QUONSET & BARN

## *BANNER COUNTY, NE*

338+/- Acres Pasture, Dryland & Improvements



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

**LOCATION:** From Kimball, NE, Hwy 71 north 13.1 miles to Road 6 / Albin Road. West 10 miles on Road 6 / Albin Road to the northeast corner of the property. Property lies on the south side of Road 6 / Albin Road.

**LEGAL DESCRIPTION:** A parcel of land in Sections 26 & 35, Township 17 North, Range 57 West of the 6th P.M., Banner County, NE; Full Legal Description described per the survey.

**ACREAGE:** 273.70+/- Acres Pasture  
9.67+/- Acres Quonset & Barn  
55.30+/- Acres Dryland  
338.67+/- Acres Total

**LAND USE:** Livestock grazing, cow / calf operation, yearlings, horses, pigs, goats or sheep.

**TENURE:** Terrain is level to rolling.

**FSA INFORMATION:** Dryland base acres = 33 approximate

**IMPROVEMENTS:** 3,200 square foot Quonset with concrete floor, lights, 110 volt & 220 volt electricity, 1,680 square foot Granary, 1,500 square foot Open Front Farm Implement Shed built in 1950, 2,080 square foot Barn, 850 square foot 2 bedroom House, 520 square foot detached Garage. One submersible domestic / livestock well located at the improvements and one windmill located in pasture.

**TAXES:** 2018 real estate taxes due in 2019: \$1,520.

**WIND LEASE:** Seller has entered into a wind energy lease agreement. Seller to convey all owned wind rights to Buyer(s)

**GRAIN BIN:** Grain bin located on the property will not be part of the real estate listing agreement. The grain bin located on the property has been sold and will be removed prior to closing.

**MINERAL RIGHTS:** Seller reserving all owned mineral rights.

**GROWING CROPS:** No growing crops. Dryland acres in corn stalks

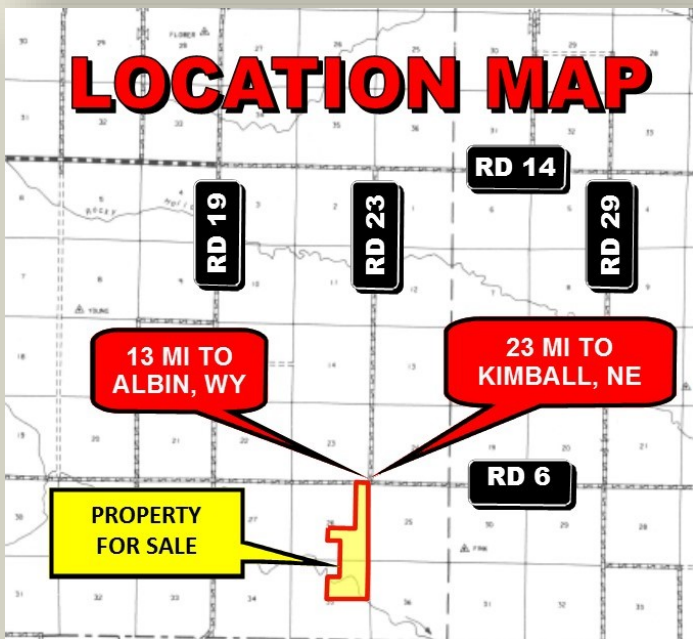
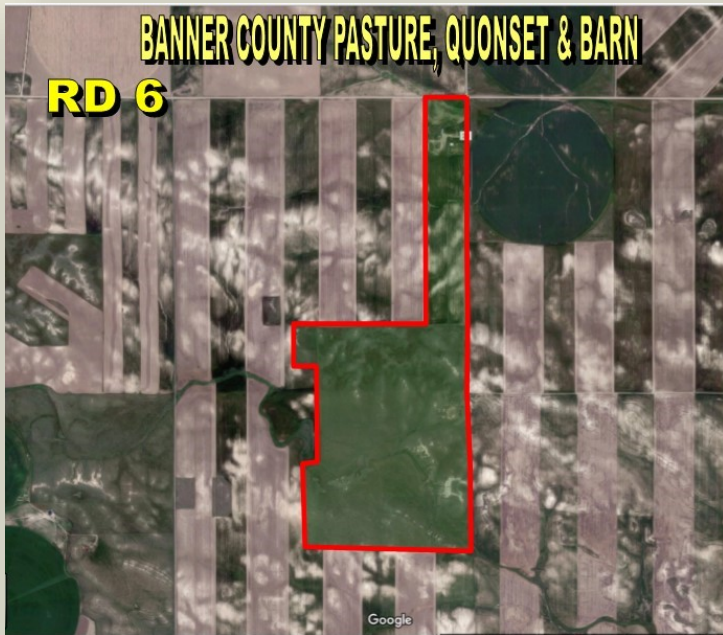
**POSSESSION:** Upon closing.

**ASKING PRICE:** \$215,000

**TERMS:** Good funds at closing.



# PROPERTY PHOTOS | MAPS



## 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.

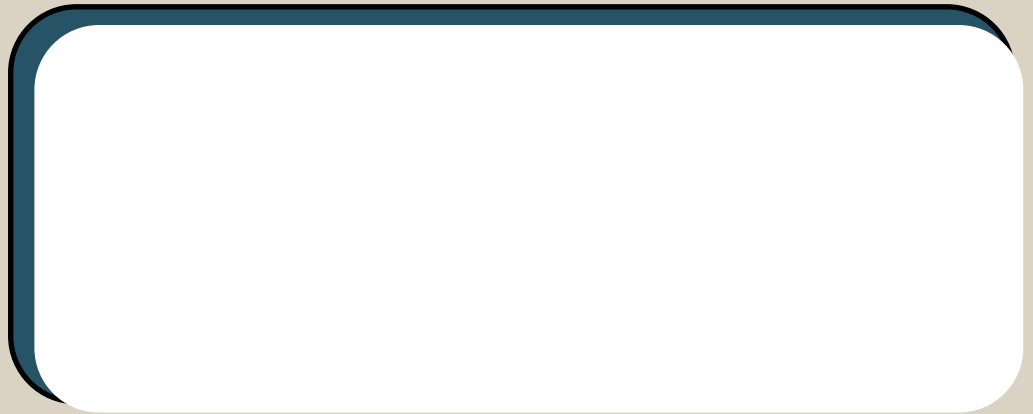
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