

# **RASMUSSEN DRYLAND & PASTURE**

**KIMBALL COUNTY, NE**

601+/- 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:  
Troy Vogel, Salesperson or Marc Reck, Broker

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



# PROPERTY INFORMATION

**LOCATION:** From Potter, NE, 4 miles west on Highway 30 to Road 69, 9 miles south on Road 69 to the northwest corner of the property. Property lies on the east side of Road 69 and north side of Road 12. From Dix, NE, Highway 59 south 11 miles to Road 12. Road 12 east 5 miles to Road 69. The southwest corner of the property lies on the east side of Road 69.

**LEGAL DESCRIPTION:** All of Section 22 (Less SE1/4SW14), Township 13 North, Range 53 West of the 6th PM, Kimball County, NE.

**ACREAGE:** 369.70+/- Acres Dry Farmland  
225.27+/- Acres Pasture  
6.98+/- Acres Roads & Waste  
601.95+/- Acres Total

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

**LAND TENURE:** Terrain is level to rolling. Soils consist primarily of Class III & Class IV with smaller areas of Class VI.

**FSA INFORMATION:** 151.6 base acres total. 126.7 Base Acres of Wheat w/29 bu DTY & CCTY yield. 24.0 Base Acres of Oats w/35 bu DTY & CCTY yield.

**TAXES:** 2017 real estate taxes due in 2018: \$3,171.10.

**MINERAL RIGHTS:** Saving and reserving unto Seller an undivided one-half interest in and to all of the owned oil, gas, and other minerals in, on, and under and that may be produced from the above-described premises.

**WATER WELL:** 1 Submersible livestock well (requires generator for operation), 1 pump house and fencing around the pasture.

**POSSESSION:** Possession upon closing.

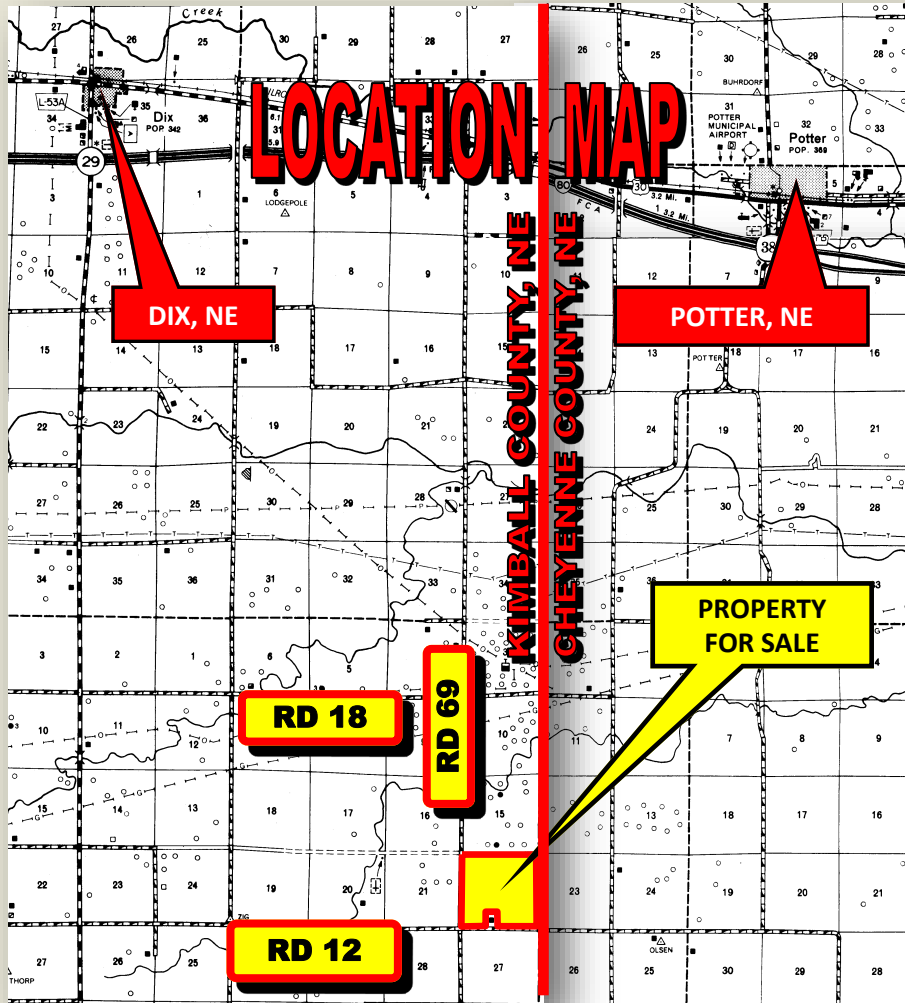
**ASKING PRICE:** \$360,000

**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.



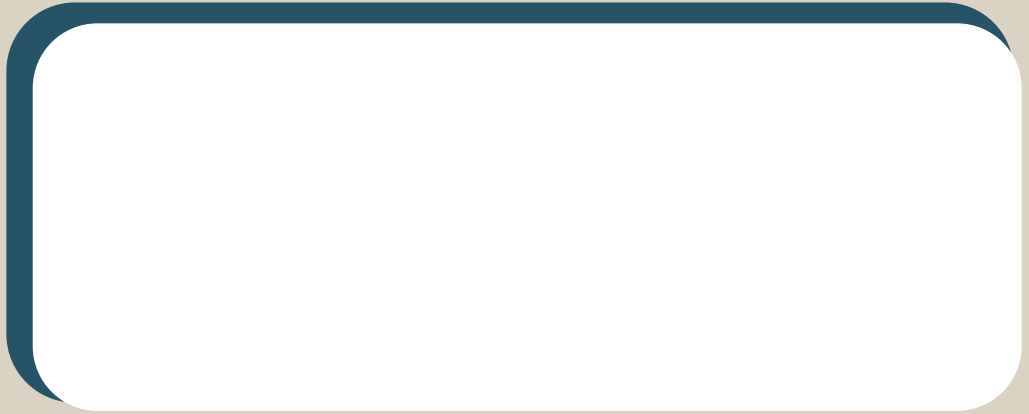
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