

SE OF BRULE, NE PIVOT IRRIGATED

KEITH COUNTY, NE

148+/- Pivot Irrigated



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

For Further Information Contact:
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PROPERTY INFORMATION

LOCATION:

From Brule, NE, take State Street south 1.1 miles to Rd West 60, turn left or west on Rd West 60 for 3.2 miles to Rd West E South, turn right or south on Rd West E South for 1 mile to the northwest corner of the property.

LEGAL DESCRIPTION:

Tract in W1/2 of Section 32, Township 13 North, Range 39 West of the 6th P.M., Keith County, NE; full legal description to be determined by survey.

ACREAGE:

148.09+/- Acres Pivot Irrigated
17.07+/- Acres Dryland, Grass & Roads
165.16+/- Acres Total

LAND USE:

Raising Corn, Soybeans, Sugar Beets, Alfalfa, Wheat, Proso Millet, Hay Millet, Edible Beans and Sunflowers. Terrain is level to rolling.

IRRIGATION WATER & EQUIPMENT:

148.09 Certified Irrigation Acres within the Twin Platte Natural Resources District; 1 Irrigation Well with a 125 HP U.S. Electrical Motor & 1 Irrigation Pivot, which is a Model Year 2000 Reinke 9 tower pivot that irrigates 148.09 acres. No pumping restrictions within Twin Platte NRD!

FSA INFORMATION:

136.49 Base acres total. 135.63 Base Acres of Corn w/171 bushel PLC yield. .86 Base Acres of Wheat w/48 bushel PLC yield. Property is in ARC-CO Farm Program.

TAXES:

2018 Real Estate Taxes due in 2019: \$7,797.72. Keith County Assessor Acres 166.62.

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.

GROWING CROPS:

Growing crops TBD when property sells. At time of listing the farmland under pivot is in bean stubble and the dryland corners are in corn stalks.

POSSESSION:

Possession TBD when property sells. If property is sold prior to 2019 spring planting season, a Buyer could take immediate possession and plant their own crops.

ASKING PRICE:

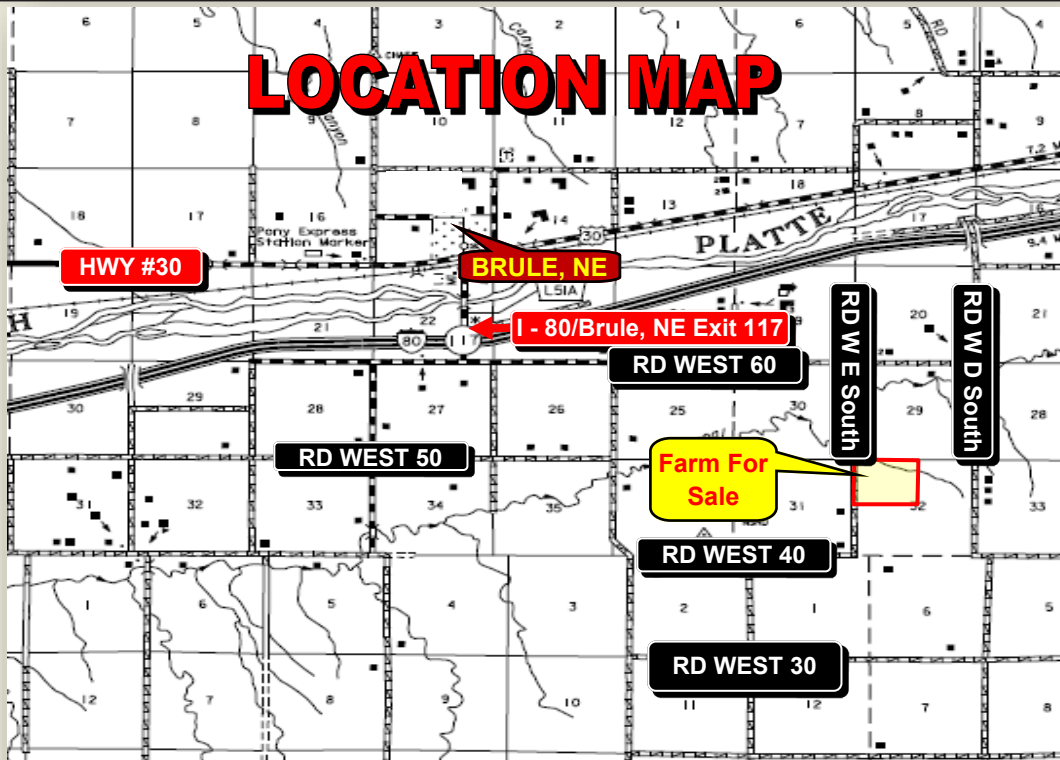
\$750,000

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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