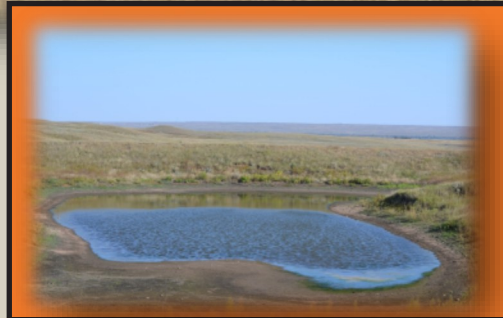


PASTURE & CRP 360.79+/- Acres

LAND FOR SALE DEUEL COUNTY, NE



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



PROPERTY INFORMATION

LOCATION:

From Chappell, NE, Hwy 25A / Rd 165 south 3.3 miles to Road 8. West 4.7 miles on Road 8 to Road 157. South 3.2 miles on Road 157 to Road 2. East .4 miles on Road 2 to CR 11. South .3 miles on CR 11 to the trail road to the property. Property lies on the east side of CR 11.

LEGAL DESCRIPTION:

A parcel of land in Sections 15 & 22, Township 12 North, Range 46 West of the 6th P.M., Deuel County, NE; A parcel of land in Section 24, Township 12 North, Range 47 West of the 6th P.M., Sedgwick County, CO; Full Legal Description described per survey.

ACREAGE:

225.26+/- Acres Pasture, Deuel County, NE
73.01+/- Acres Pasture, Sedgwick County, CO
62.52+/- Acres CRP, Deuel County, NE
360.79+/- Acres Total

TENURE:

Terrain is level to rolling.

LAND USE:

Livestock grazing, cow / calf operation, yearlings, horses, pigs, goats or sheep, Conservation Reserve Program & hunting.

CRP INFORMATION:

62.52 acres @ \$35.01 = \$2,189 per year. CRP contract expires 9-30-2020.

WATER:

One windmill located in the north central part of the pasture provides water for livestock. There is also a small pond on the south end.

TAXES:

2018 due in 2019 real estate taxes: More information forthcoming.

MINERAL RIGHTS:

Seller conveying all owned mineral rights.

POSSESSION:

Upon closing.

ASKING PRICE:

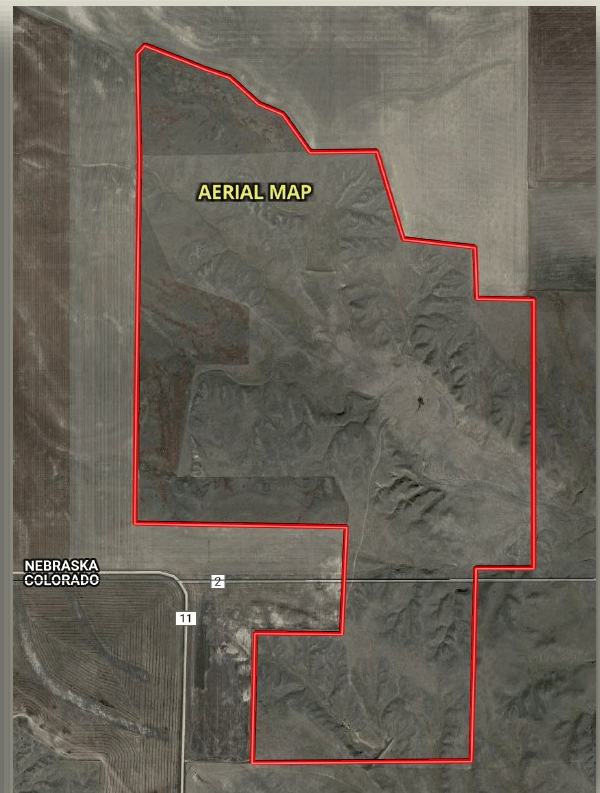
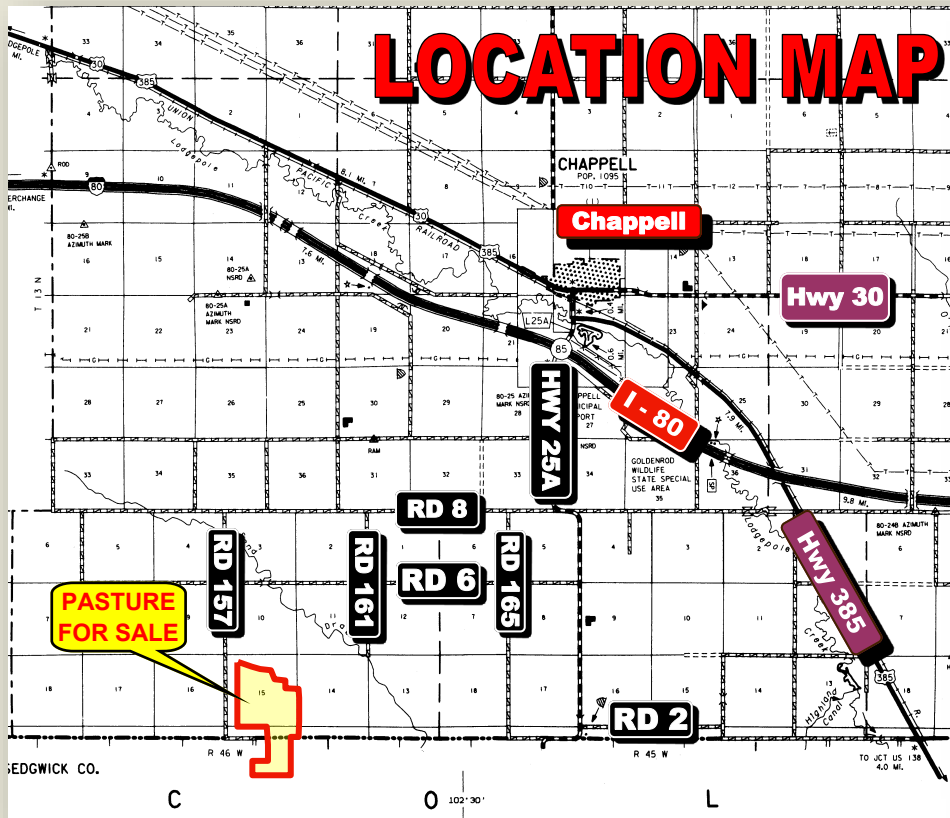
\$225,000

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.



Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751



ADDRESS SERVICE REQUESTED

www.reckagri.com
"Like Us on Facebook & "Follow Us" on Twitter



PASTURE & CRP

LAND FOR SALE

360.79+/- Acres

DEUEL COUNTY, NE

