

PASTURE

93.97+/- 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

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PROPERTY INFORMATION

LOCATION: From Chappell, NE, Hwy 30 / 2nd St east 1.5 miles to Road 169. North .5 miles on Road 169 to the southwest corner of the property. Property lies on the east side of Road 169.

LEGAL DESCRIPTION: A 93.97 acre parcel of land in Section 13, Township 13 North, Range 45 West of the 6th P.M., Deuel County, NE; Full Legal Description described per survey.

ACREAGE: 93.97+/- Acres Pasture

TENURE: Terrain is level to rolling.

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

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

WATER: No livestock well located on the property.

TAXES: 2018 due in 2019 real estate taxes: \$463.26.

MINERAL RIGHTS: Seller conveying all owned mineral rights.

POSSESSION: Upon closing.

ASKING PRICE: \$65,000

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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