

PASTURE & CRP LAND FOR SALE

316.02+/- Acres

KIMBALL COUNTY, NE



535 E Chestnut, PO Box 407
Sterling, CO 80751
970-522-7770
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RECK AGRI
REALTY & AUCTION

For Further Information Contact:
Troy Vogel, Salesperson or Marc Reck, Broker

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PROPERTY INFORMATION

LOCATION: From Kimball, NE, Hwy 30 west 4.1 miles to Road 33. South 1 mile on Road 33 to the northwest corner of the property. Property lies at the end of Road 33 across the cattle guard and travel in a southeast direction.

LEGAL DESCRIPTION: W1/2 of Section 3, Township 14 North, Range 56 West of the 6th P.M., Kimball County, NE .

ACREAGE: 266.22+/- Acres Pasture
 49.80+/- Acres CRP
 316.02+/- Total Acres

TENURE: Terrain is rolling.

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

CRP INFORMATION: 49.80 acres @ \$25.93 = \$1,291 per year. CRP contract expires 9-30-2020. CRP practice CP10.

WATER: One windmill located in the pasture provides water for livestock.

TAXES: 2018 due in 2019 real estate taxes: \$1,598.20.

MINERAL RIGHTS: Seller conveying all owned mineral rights.

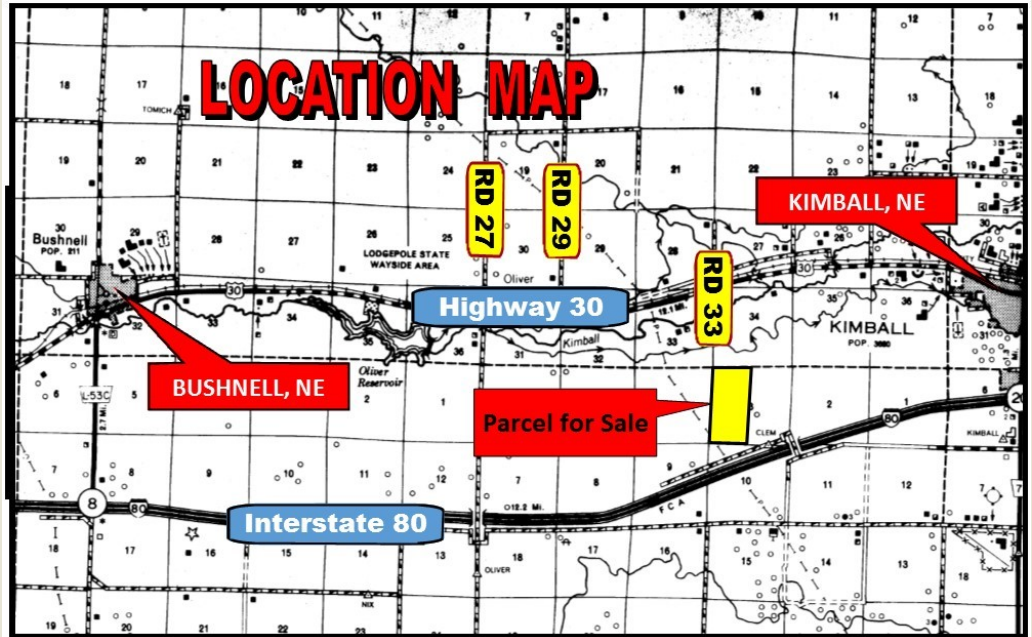
POSSESSION: Upon closing.

ASKING PRICE: \$185,000

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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