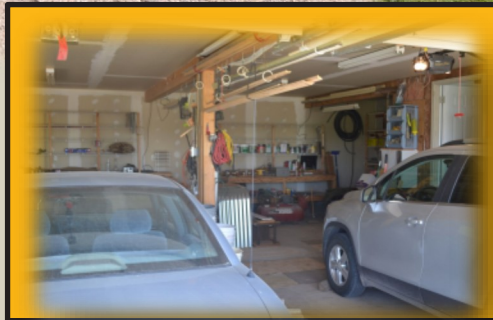


# ACREAGE FOR SALE

**13.22+/- Acres**

HOME  
CHEYENNE 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](http://www.reckagri.com)



# PROPERTY INFORMATION

**LOCATION:** From Potter, NE, Hwy 30 west 2.2 miles to Road 73, 1 mile north on Road 73 to the driveway to the property. The property lies on the west side of Road 73.

**LEGAL DESCRIPTION:** A 13.22+/- acre tract in the NE1/4 of Section 35, Township 15 North, Range 53 West of the 6th P.M in Cheyenne County, Nebraska.

**ADDRESS:** 3272 Road 73, Potter, NE 69156

**ACREAGE:** 13.22+/- Acres per survey completed on 6-10-19.

**IMPROVEMENTS:** 1,320 square foot, 4 bedrooms, 2.5 bath, one story ranch home; Stucco home built in 1986 with a full partially finished basement; 2 bedrooms up & 2 down; 2 bathrooms up & 1 down; dining area off of kitchen; large family room; 2 car attached garage; propane fuel fired furnace & central air conditioning; furnace & hot water heater located in basement; refrigerator, stove, dishwasher, water softener, washer & dryer & freezer in entry way stay with the home; submersible water well; nice location with bluffs to the north, Hwy 30, Interstate 80, Lodgepole Creek and the Union Pacific Railway to the south; very efficient home with low utility bills; nice clean acreage with wonderful views and great access.

**TAXES:** 2018 real estate taxes due in 2019: \$1,831.86 (Parcel ID #170128237).

**MINERAL RIGHTS:** Seller conveying all owned mineral rights.

**POSSESSION:** Upon closing.

**ASKING PRICE:** \$215,000

**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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