

KIMBALL COUNTY LAND FOR SALE

156+/- Acres

**DRYLAND
KIMBALL COUNTY, NE**



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Sterling, CO 80751
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RECK AGRI
REALTY & AUCTION

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PROPERTY INFORMATION

LOCATION: From Dix, NE, Road 59 north 7.4 miles to the SE corner of the property.

LEGAL DESCRIPTION: NE1/4 Less 2.35+/- acre tract of Section 22, Township 16 North, Range 54 West of the 6th P.M., Kimball County, Nebraska

ACREAGE:
134.51 +/- Acres Dry Farmland
22.40 +/- Acres Grass, Roads & Waste
156.91 +/- Acres Total

LAND USE: Raising Wheat, Proso Millet, Hay Millet, Sunflowers and Dryland Corn.

LAND TENURE: Soils consist primarily of Class III (54.7%) & Class IV (22.7%) with smaller areas of Class II (13.3%) and Class VI (9.4%).

FSA INFORMATION: 78.89 acres of wheat base w/ 30 bu PLC yield.

TAXES: 2019 real estate taxes due in 2020: \$1,045.42


MINERAL RIGHTS: Seller reserving 50% non-participating royalty interest in mineral rights for 20 years.

POSSESSION: Possession TBD at the time of year property sells.

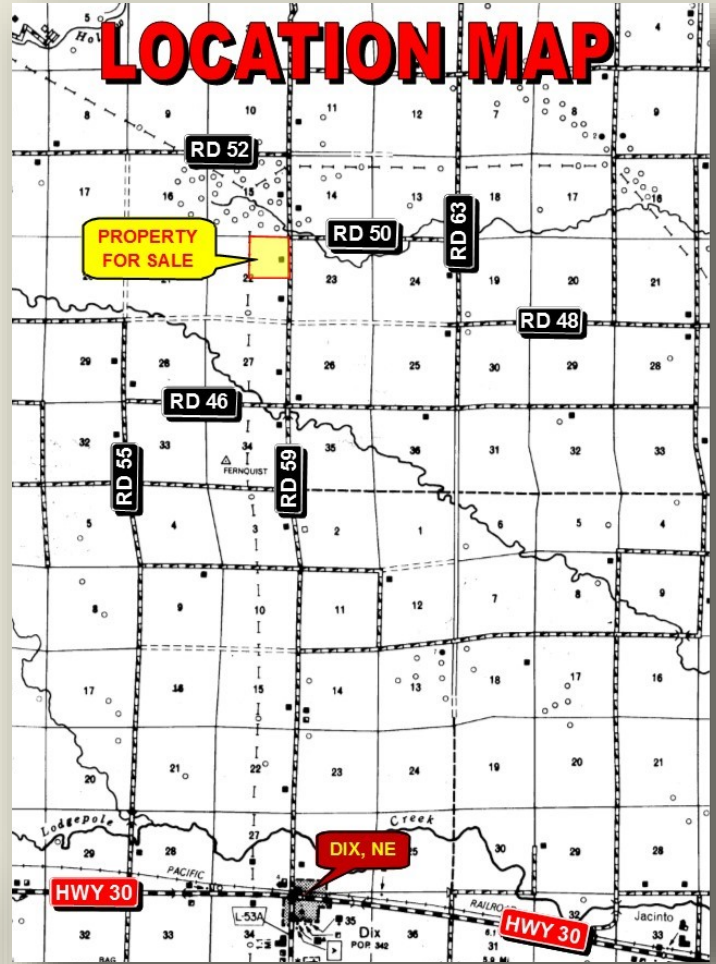
GROWING CROPS: Growing crops TBD at the time of year property sells.

ASKING PRICE: \$104,500

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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