

CHEYENNE COUNTY CRP & PASTURE

CHEYENNE COUNTY, NE >> 643.3± TOTAL ACRES



Listing #192068

CONSERVATION RESERVE PROGRAM (CRP) // NATIVE PASTURE



For More Information, Contact:

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PROPERTY DETAILS

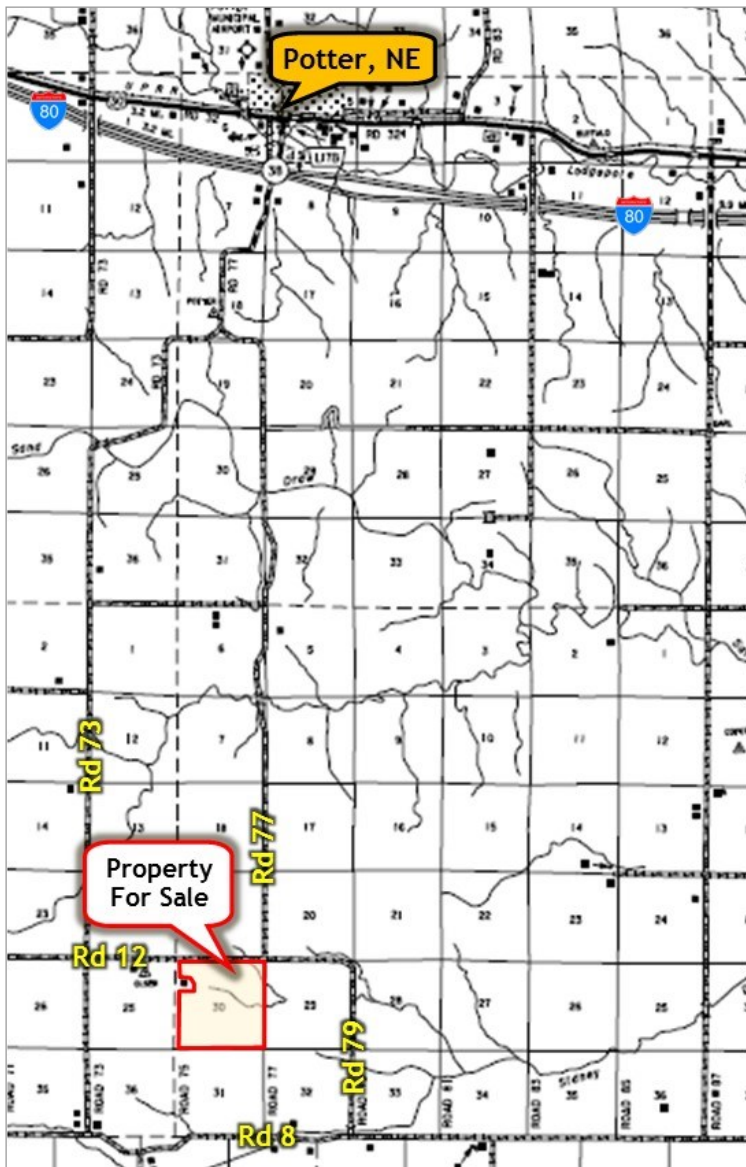
OVERVIEW:	Combination of CRP and pasture situated 11± miles south of Potter, NE. Most of the CRP has expired, but is now approved for new 15 year contract or it could be farmed/grazed. Pasture has good well with submersible pump.
LEGAL DESCRIPTION:	All of Section 30, except Lot 1 Olsen Subdivision, Township 13 North, Range 52 West of the 6th PM, Cheyenne County, NE.
ACREAGE:	233.20± Acres CRP 220.27± Acres Expired CRP 183.24± Acres Pasture <u>6.56± Acres Rds/Waste</u> 643.27± Acres Total
FSA INFORMATION:	32.2 Ac wheat base w/ 34 bu PLC yield; 42.6 Ac Oat base w/ 41 bu PLC yield; 27.6 Ac Corn w/ 100 bu PLC yield.
CRP INFORMATION:	Contract #1358A includes 233.20 Acres with annual payment of \$8,892, expires 9/30/20; Seller to convey final 2020 CRP payment 453.47 acres accepted in new CRP program for 15 years with annual payment of \$10,561 (option to cancel and farm or graze the property).
R/E TAXES:	2019 R/E Taxes were \$3,731.18 2020 Estimate: \$3,475.00
POSSESSION:	Possession of CRP land upon closing. Pasture is subject to 2020 lease.
MINERAL RIGHTS:	Seller to convey all OWNED mineral rights.
ASKING PRICE:	\$310,000
TERMS:	Good funds at closing.

NOTICE TO PROSPECTIVE BUYER

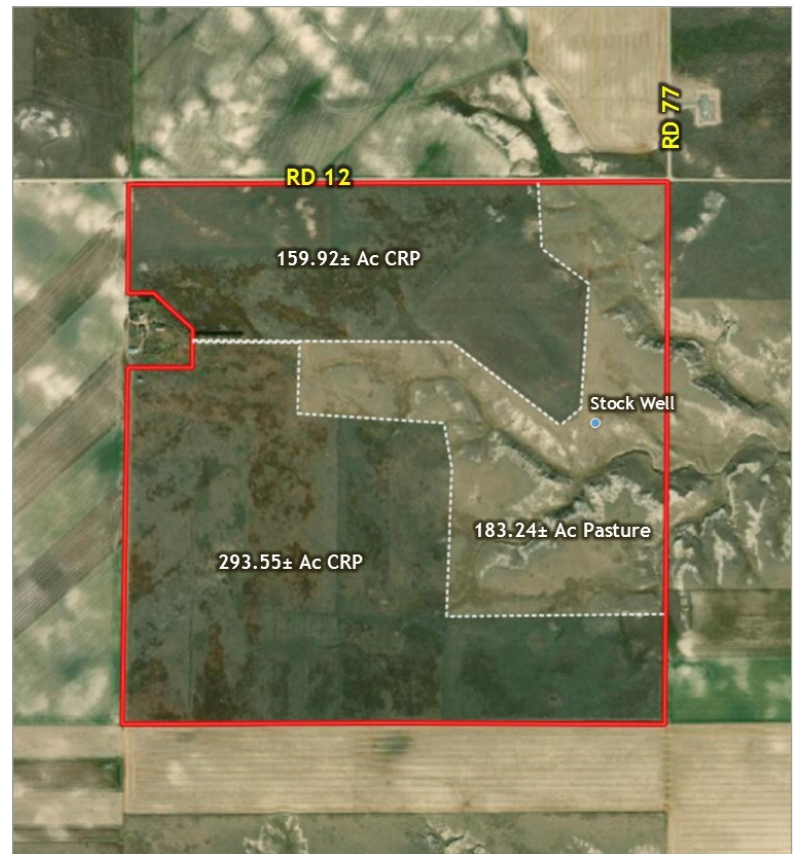
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PROPERTY MAPS + PHOTOS

LOCATION MAP:



AERIAL MAP:



Maps are for general location purposes only and are not to be construed as a survey of the property.



A view of the native pasture



A view of the CRP



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information

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