

LAND FOR SALE >

SOUTHWEST CHEYENNE COUNTY COMBO

CHEYENNE COUNTY, NE >> 1,923± TOTAL ACRES



Listing #192069

DRYLAND // CRP // PASTURE // PIVOT IRR // FLOOD IRR



For More Information, Contact:

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PROPERTY DETAILS

OVERVIEW:

1,923± acres located 9 - 12± miles south of Potter, NE in SW Cheyenne County are being offered for sale in 2 parcels and/or together. Parcel #1 consists of 1,286.6 ± acres with pivot & flood irrigated, dryland, pasture, expired CRP, and improvements. Parcel #2 consists of 597.3± acres approved for enrollment into new CRP program for 15 years.

LEGAL DESCRIPTION:

Parcel #1: All of Sections 31 & 32, Township 13 North, Range 52 West of the 6th PM.
Parcel #2: All of Section 19, Township 13 North, Range 52 West of the 6th PM, Cheyenne County, NE.

ACREAGE:

Parcel #1

130.6± Acres Pivot Irr
 24.3± Acres Flood Irr
 379.5± Acres Dryland
 677.4± Acres Pasture
 11.8± Acres Expired CRP
63.0± Acres Roads/Waste
 1,286.6± Acres Total

Parcel #2

597.3± Acres New CRP
 24.2± Acres Old CRP
14.9± Acres Roads/Waste
 636.4± Acres Total

FSA INFORMATION:

Parcel #1: 270.6 ac wheat base w/ 34 bu PLC yield; 11.9 ac corn base w/ 86 bu PLC yield;
Parcel #2: 304.0 ac wheat base w/ 34 bu PLC yield Note: Upon Parcel #2 completed CRP enrollment, the wheat base on Parcel #2 maybe transferred to the farmable acres without base on Parcel #1.

WATER RIGHTS:

Parcel #1: Irrigation Well Permit #G-011722 (Flood) - 41.8 SPNRD certified acres w/45.42 inch beginning 2020 allocation. Irrigation Well Permit #G-011723 (Pivot) - 133.6 SPNRD certified ac w/ 52 inch beginning 2020 allocation. Currently pivot is limited to 1 - 2 revolutions in spring, and flood well drops off to 150 to 200 gpm; 2 - Irrigation motors and pumps - 7 tower Zimmatic pivot; Seller is redrilling the pivot well to improve production.

CRP INFORMATION:

Parcel #2: Contract #1401B for 24.2 acres, annual payment: \$802 @ \$33.14/ac, expires 9/30/2025; 597.3 acres accepted into the new CRP program for 15 years expiring 9/30/2035, annual payment of \$15,123 @ \$25.32/ac. Depending when property sells, Seller and/or Buyer to be responsible to plant cover crop and seed grass. Cost share available. First payment due 9/30/2021. CRP payments to be negotiated depending on the time of year the property sells.

R/E TAXES:

Parcel #1: 2019 R/E Taxes paid in 2020 were \$15,247.40
Parcel #2: 2019 R/E Taxes paid in 2020 were \$3,363.78

POSSESSION/ CROPS:

Parcels #1 & #2: Possession to be negotiated depending on the time of year the property sells.
Parcel #1: Property currently leased for the 2020 crop season. Landlord share of lease to be negotiated. 333.4± acres planted to corn, 21.2± acres planted to millet, and 21.2± acres fallow.

IMPROVEMENTS:

Parcel #1: Older home w/quonset bldg and other older outbldgs.

MINERAL RIGHTS:

Seller to retain OWNED mineral rights.

ASKING PRICE:

Parcel #1: \$925,000
Parcel #2: \$325,000

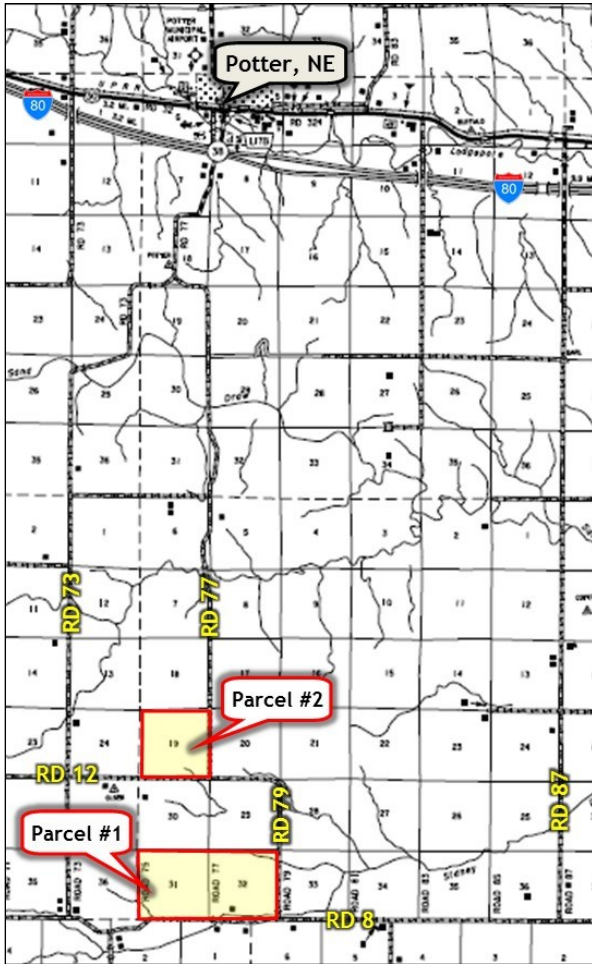
TERMS:

Good funds at closing.



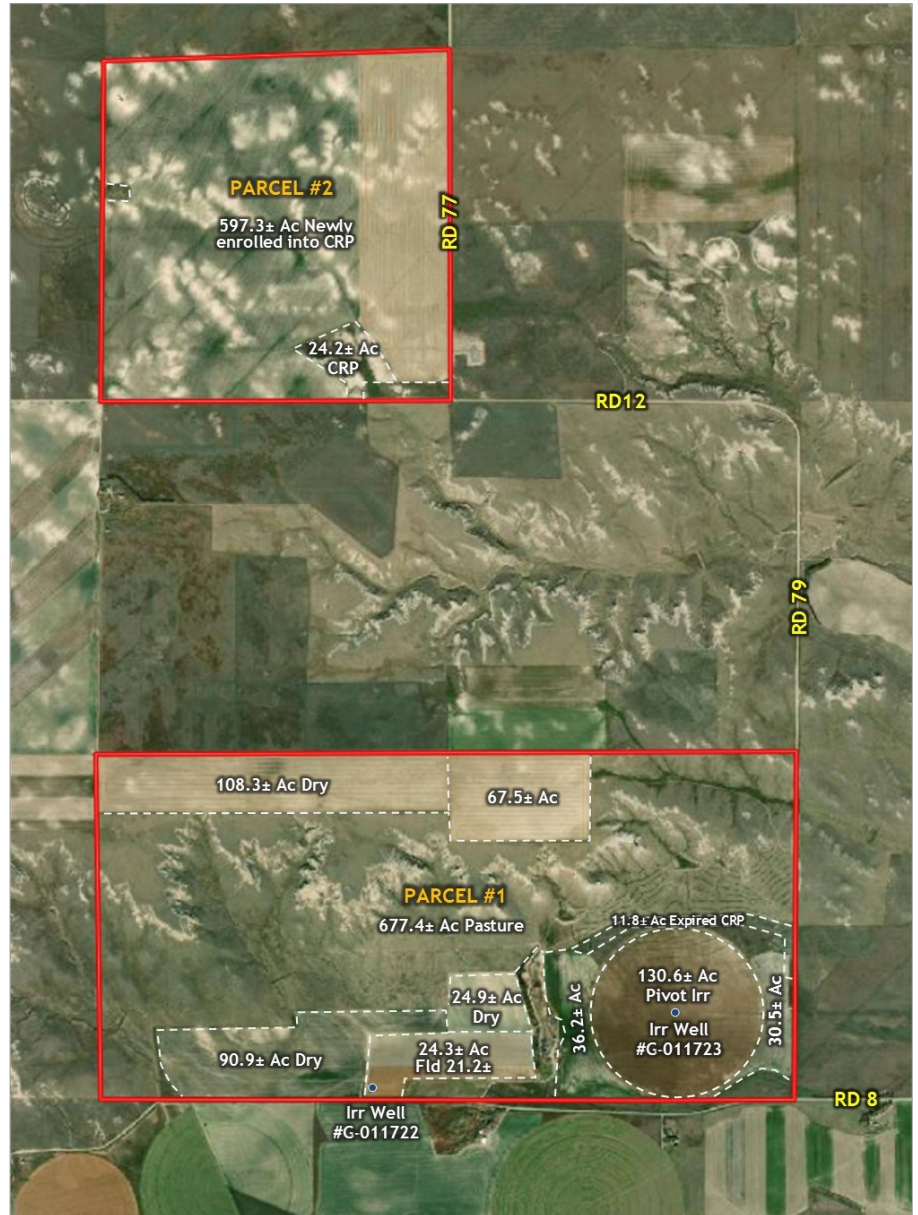
PROPERTY MAPS + PHOTOS

LOCATION MAP:



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

AERIAL MAP:



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. The property, 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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