

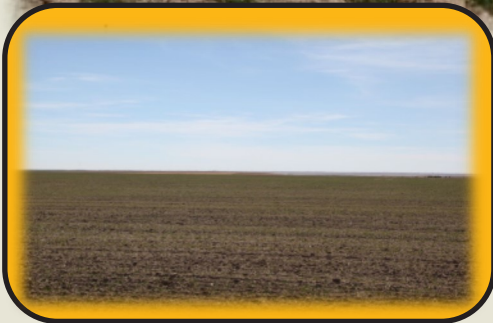
LHJ FARM, LLC

R&A

DRYLAND FOR SALE

CHEYENNE COUNTY, NE

155+/- Acres Dryland



535 E Chestnut, PO Box 407

Sterling, CO 80751

970-522-7770

1-800-748-2589



RECK AGRI
REALTY & AUCTION

For Further Information Contact:

Marc Reck, Broker or Troy Vogel, Associate Broker

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Visit: www.reckagri.com



PROPERTY INFORMATION

LOCATION: From Sidney, NE, Highway 385 north 1.25 mile to Road 115, North .75 mile to Road 26, East 2 miles to Road 119, 1 mile north to Road 28, 1 mile east to Road 121, 1 mile north to Road 30, .5 mile east to the northwest corner of the property. The property lies on the south side of Road 30.

LEGAL DESCRIPTION: NE1/4 of Section 12, Township 14 North, Range 49 West of the 6th P.M., Cheyenne County, NE.

ACREAGE: 151.42 +/- Acres Dryland
3.77 +/- Acres Oil Pad Site, Roads & Waste
155.19 +/- Acres Total

LAND USE: Raising Wheat, Proso Millet, Hay Millet, Sunflowers & Dryland Corn. Terrain is level to rolling with 0 to 3% slopes on 90% of the farm.

LAND TENURE: Soils consist primarily of Class II (89.1%) with smaller areas of Class III (6.9%) and Class IV (4.1%).

FSA INFORMATION: 75.05 Wheat Base Acres w/41 bushel PLC yield.

TAXES: 2016 real estate taxes due in 2017: \$1,921.52.

MINERAL RIGHTS: Seller to convey to Buyer(s) all owned oil, gas, and other minerals in, on, and under and that may be produced from the above-described premises.

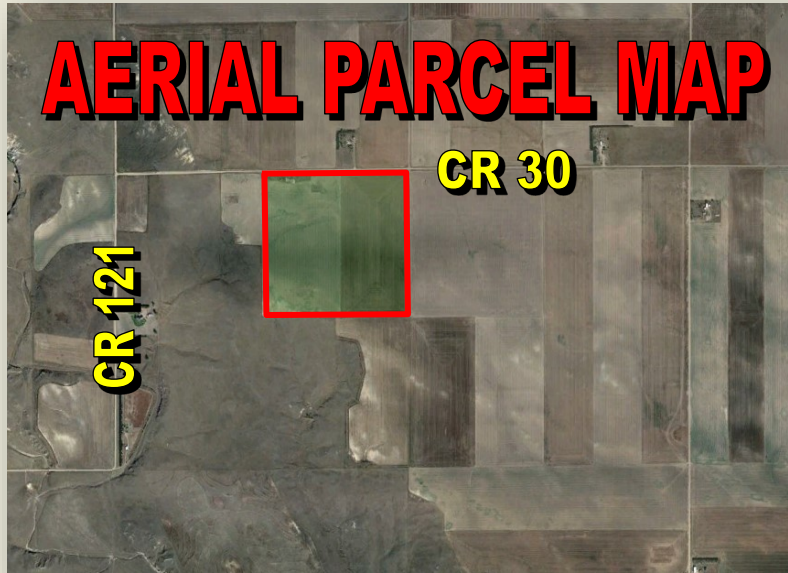
GROWING CROPS: Hard Red Winter Wheat growing on 71.70 acres, Drilled 9/21/16. Seller to convey Landlord's share of growing wheat and Buyer(s) to pay expenses associated with Landlord's share. Buyer(s) to assume crop insurance and pay premium upon closing.

POSSESSION: Possession of farmland depending on when property sells.

ASKING PRICE: \$169,000

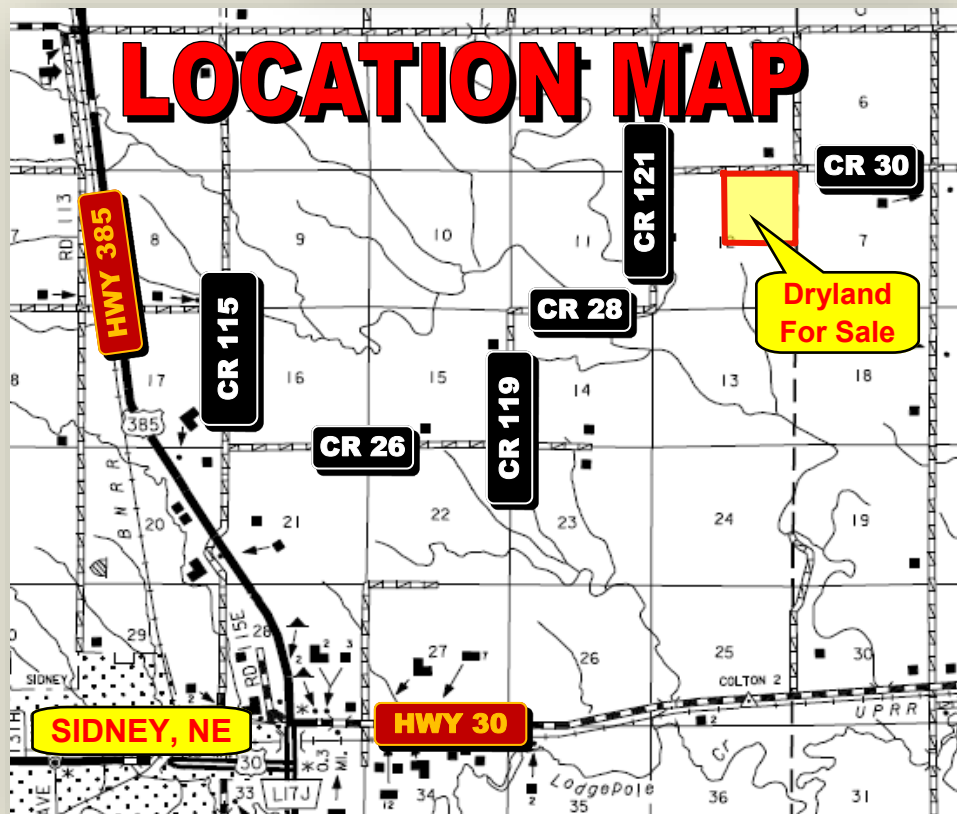
TERMS: Good funds at closing.

PROPERTY MAPS & PHOTOS



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 Transaction Broker.



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Sterling, CO 80751

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