

BOWLES CRP, KIMBALL COUNTY, NE

R&A
LAND FOR SALE

160+/- Acres
KIMBALL COUNTY, NE



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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

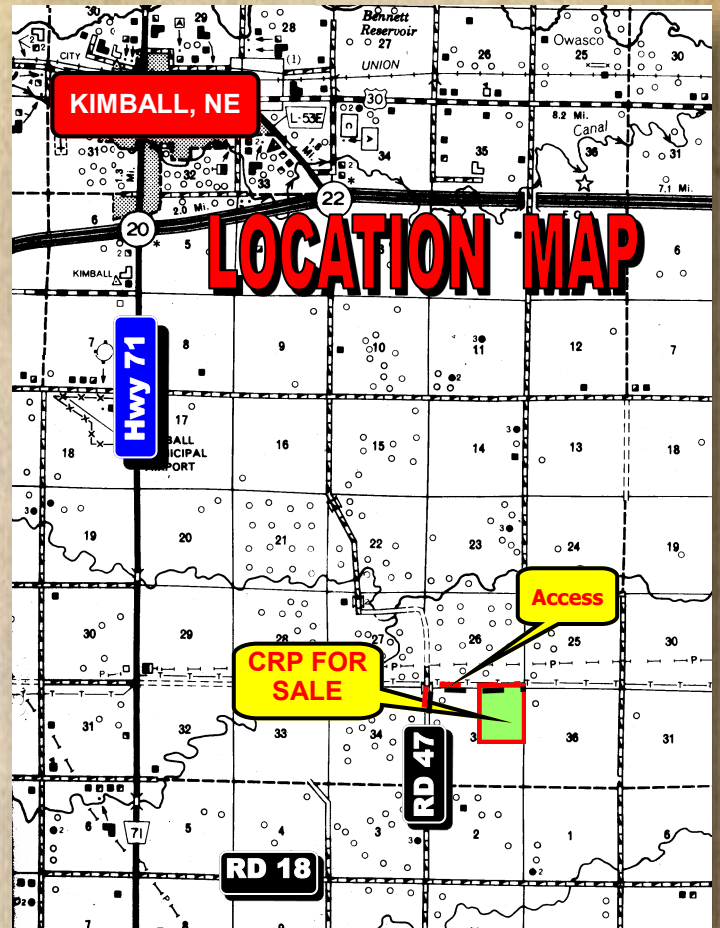
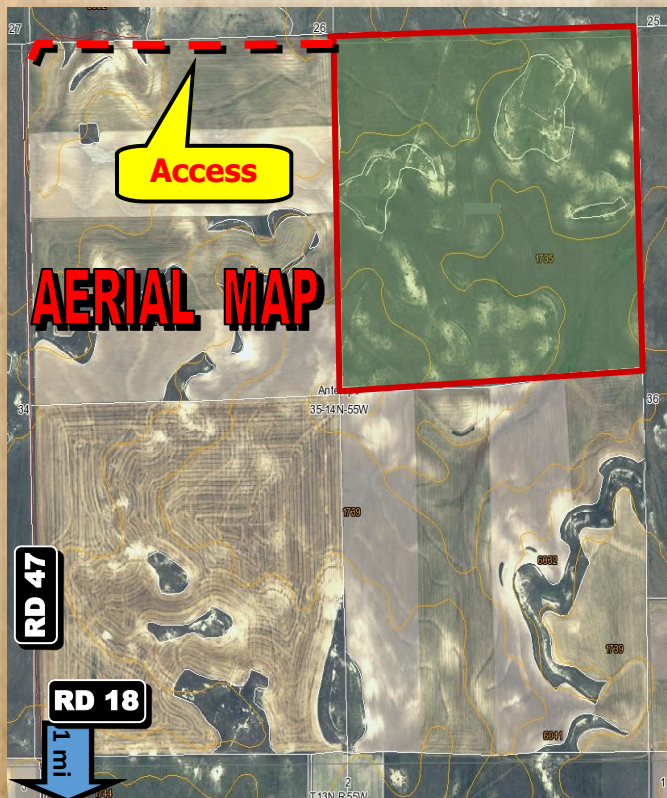
tvogel@reckagri.com
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PROPERTY INFORMATION

LOCATION:	From Kimball, NE, Highway 71 south 7 miles to Road 18. 3 miles east on Road 18 to Road 47. 2 miles north on Road 47. 1/2 mile east to the northwest corner of the property. Access to the property is along the section line.
LEGAL DESCRIPTION:	NE1/4 of Section 35, Township 14 North, Range 55 West of the 6 th P.M., Kimball County, Nebraska.
ACREAGE:	140.10+/- Acres CRP <u>20.10+/-</u> Acres Grass & Waste 160.20+/- Acres Total
LAND USE:	Conservation Reserve Program.
LAND TENURE:	Soils consist primarily of Class III & Class VI. Terrain is level to rolling.
FSA INFO:	CRP contract w/annual payment of \$3,684 at \$26.95 per acre. Contract expires 09-30-2020.
TAXES:	2015 real estate taxes due in 2016: \$991.74.
MINERAL RIGHTS:	Seller conveying 50% OWNED mineral rights to Buyer.
POSSESSION:	Upon closing
ASKING PRICE:	\$96,000
TERMS:	Good funds at closing
COMMENTS:	Please contact broker for showing.

PROPERTY MAPS & PHOTOS

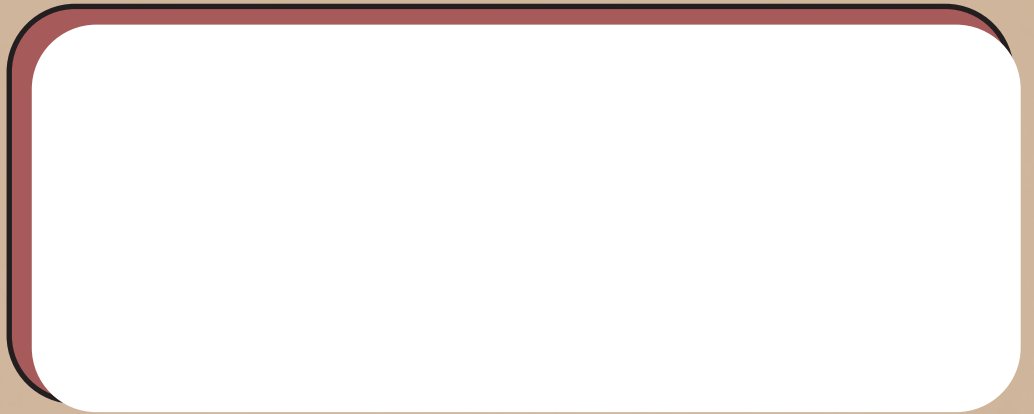


NOTICE TO PROSPECTIVE BUYER

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