

# CHEYENNE COUNTY CRP & PASTURE LAND FOR SALE

CHEYENNE COUNTY, NE

157+/- 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:  
Troy Vogel, Salesperson or Marc Reck, Broker

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Visit: [www.reckagri.com](http://www.reckagri.com)





## PROPERTY INFORMATION

**LOCATION:** From Lorenzo, NE, Road 8 west 14.5 miles to the northeast corner of the property. The property lies on the south side of Road 8. From Potter, NE, Highway 38 / Road 73 south 11 miles to Road 8. .4 mile west on Road 8 to the northeast corner of the property.

**LEGAL DESCRIPTION:** NE1/4 of Section 4, Township 12 North, Range 53 West of the 6th P.M., Cheyenne County, NE.

**ACREAGE:** 92.22+/- Acres CRP  
62.93+/- Acres Pasture  
2.00+/- Acres Roads & Waste  
157.15+/- Acres Total

**LAND USE:** Conservation Reserve Program, Pasture could be utilized for live-stock grazing if a fence was installed & water well drilled.

**LAND TENURE:** Soils consist primarily of Class III & Class IV on the CRP and Class VI on the pasture. Terrain is level to rolling with some steep slopes.

**TAXES:** 2016 due in 2017 real estate taxes: \$1,016.86.

**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.

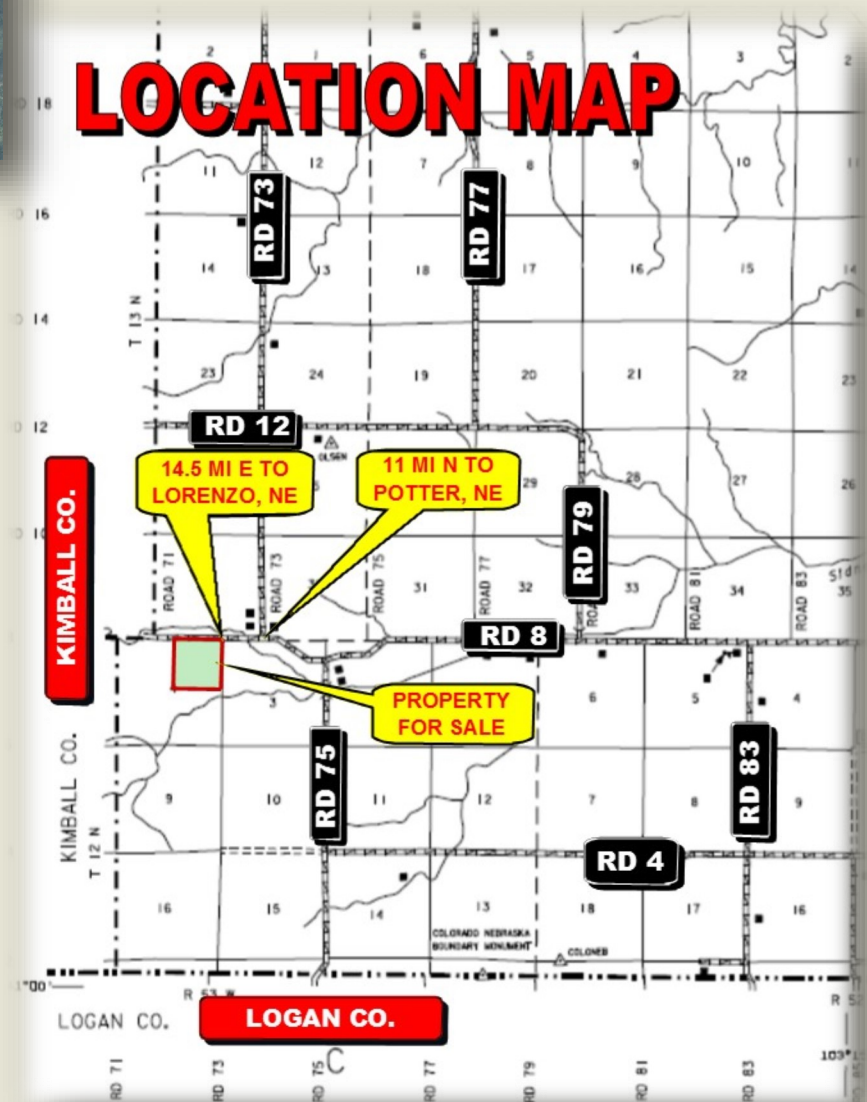
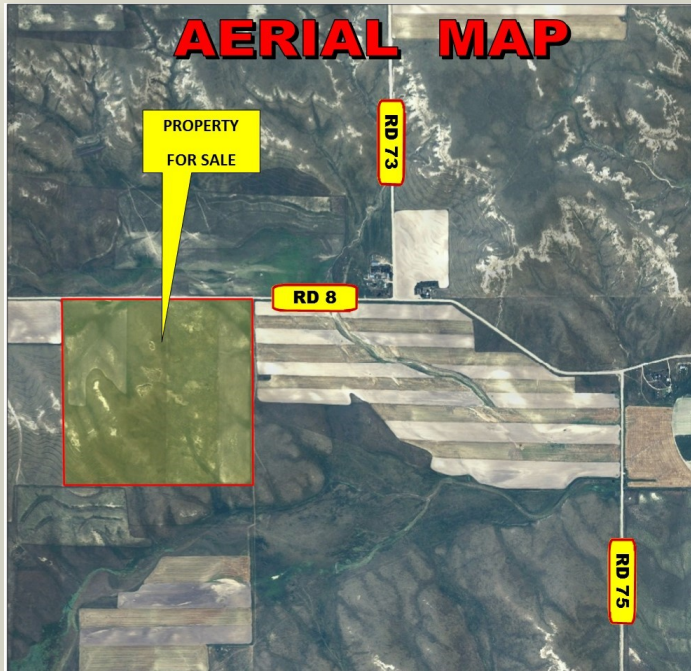
**POSSESSION:** Possession is subject to written farm lease.

**ASKING PRICE:** \$85,000

**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 Limited Seller's Agent.

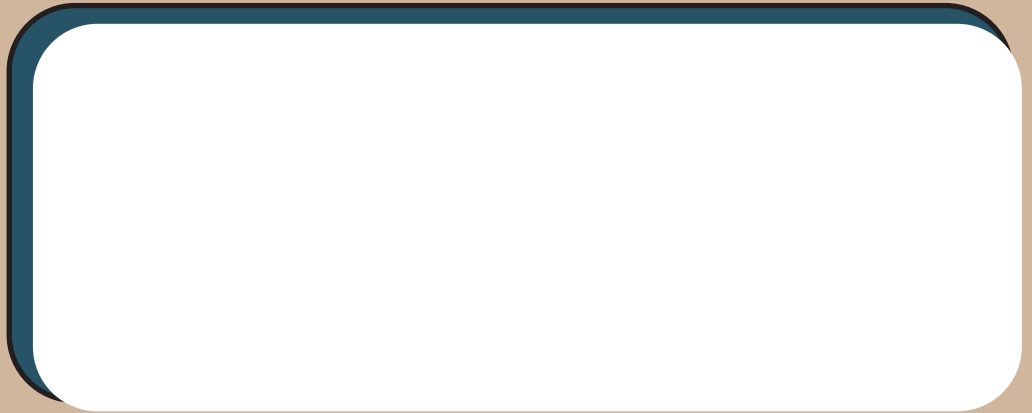
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