

CHEYENNE COUNTY, NE

R&A

CRP FOR SALE

160.69 +/- Acres

CHEYENNE COUNTY, NE
CRP



302 N. 3rd St.
PO Box 407
Sterling, CO 80751
(970) 522-7770 or
1-800-748-2589

RECK AGRI
REALTY & AUCTION

FOR FURTHER INFORMATION CONTACT:
Marc Reck, Broker or Troy Vogel, Salesperson

marcreck@reckagri.com
tvogel@reckagri.com
www.reckagri.com



PROPERTY INFORMATION

Call Troy Vogel or Marc Reck
970-522-7770

LOCATION: From Potter, NE, take Highway 30 west 2 mi to Road 73; Road 73 south 2 1/2 miles to the northeast corner of the property. The property lies on the west side of Road 73 and on the north side of Road 26.

LEGAL: SE1/4 of Section 14, Township 14 North, Range 53 West of the 6th PM, Cheyenne County, NE.

ACREAGE: 150.37 +/- Acres CRP
9.32 +/- Acres Grass & Roads
1.00 +/- Acres Grain Bin Site
160.69 +/- Acres Total

LAND USE: CRP

TENURE: Soils consist primarily of Class II & Class V with small areas of Class III & Class IV. Terrain is slightly rolling.

CRP INFO: CRP contract #1006A w/ annual payment of \$5,565 at \$37 per acre. Contract expires 09/30/2020.

IMPROVEMENTS: 1 small grain bin.

TAXES: 2012 Real Estate Taxes due in 2013: \$726.78

MINERAL RIGHTS: Seller conveying all owned minerals.

POSSESSION: Possession upon closing.

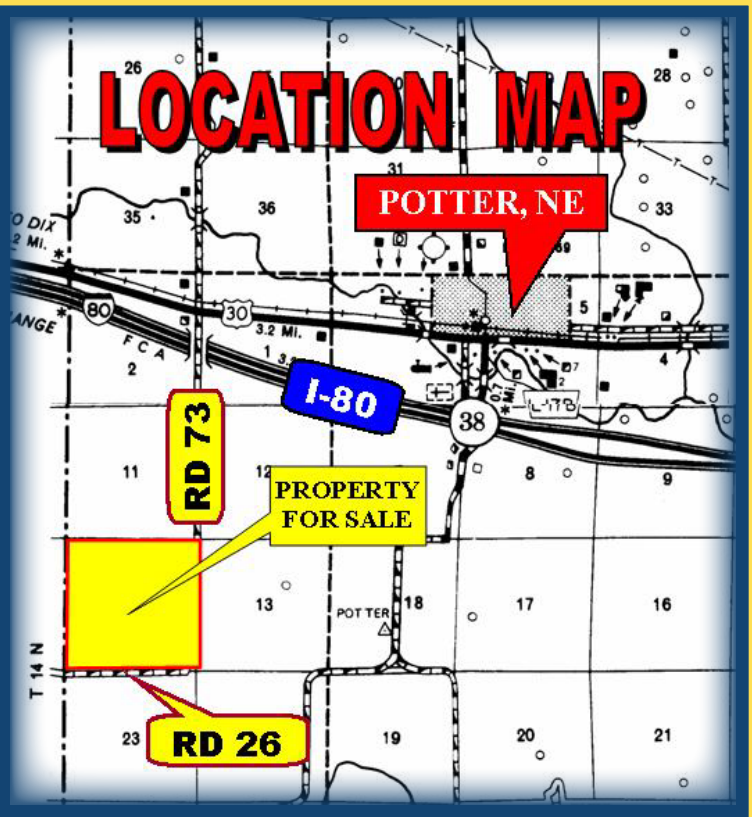
ASKING PRICE: \$115,000

TERMS: Cash or good funds

OTHER: For more pictures visit www.reckagri.com to view the Visual Tour.



AERIAL & LOCATION 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 Sellers assume 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 Buyer(s) should 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 Sellers. 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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