

D BAR B FARMS, INC.

R&A

PASTURE, DRY FARMLAND & CRP

2,387.1 +/- Acres

SW OF KIMBALL, NEBRASKA



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



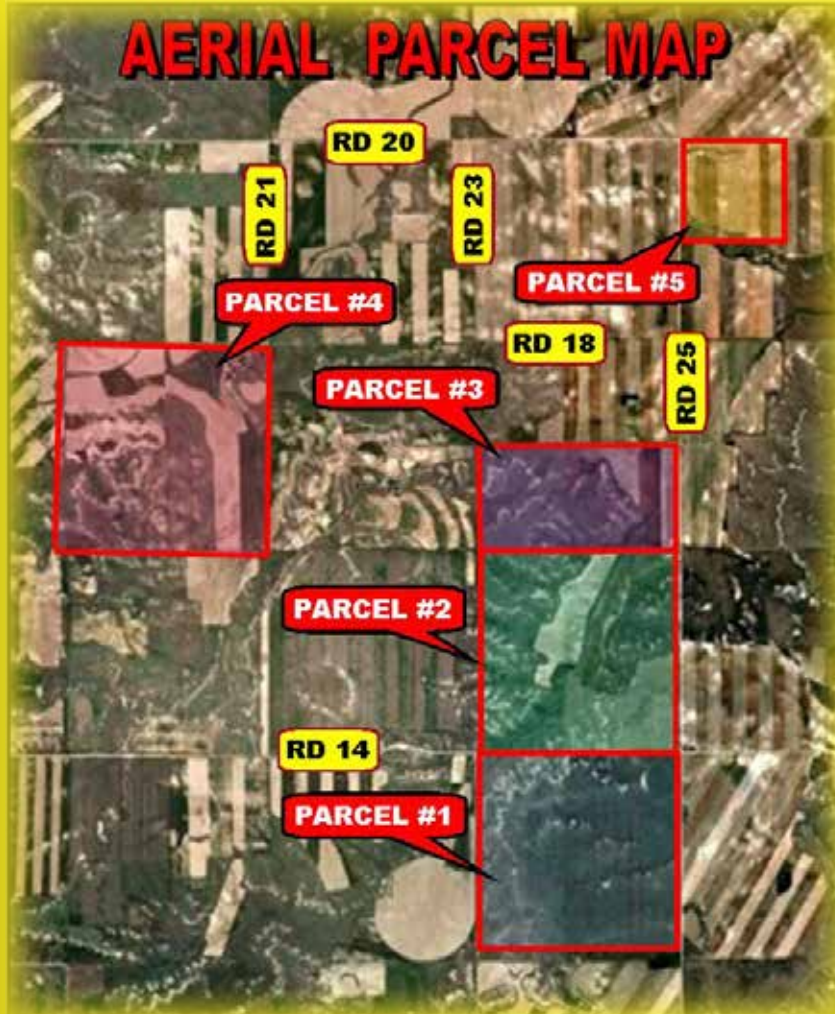
PROPERTY INFORMATION

Call Troy Vogel or Marc Reck
970-522-7770

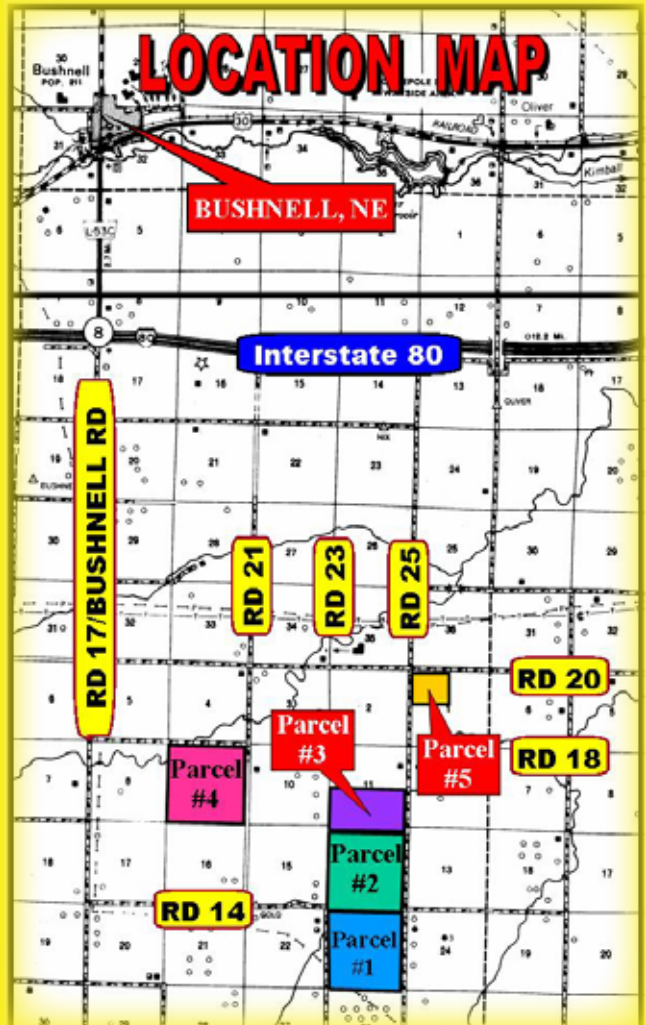
- PARCEL #1:** 642.5 +/- Total Acres; 513.7 +/- acres CRP, 116.4 +/- acres Pasture, 12.4 +/- acres Grass & Roads; Legal: All of Section 23, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 14, Rd 14 east 3 miles places you at the northwest corner of Parcel #1; Rd 14 borders N property line, Rd 23 borders W property line & Rd 25 borders E property line; Terrain is level to rolling; Soils primarily consist of Class V & Class VI soils with smaller areas of Class III; CRP Contract: 513.7 acres @ \$26.54 = \$13,634.00 Annual Payment; Contract expires in 2020; Estimated 2012 R/E taxes: \$2,519.00. Improvements include a submersible livestock well & tank and fencing around pasture. Well permit #G-022347 registered as a Commercial well at 90 GPM & 120' deep. **ASKING PRICE: \$360,000**
- PARCEL #2:** 631.3 +/- Total Acres; 461.0 +/- acres Pasture, 168.1 +/- acres Dryland, 2.2 +/- acres Grass & Roads; Legal: All (less 6.31 acre tract) of Section 14, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 14, Rd 14 east 3 miles places you at the southwest corner of Parcel #2; Rd 14 borders S property line, Rd 25 borders E property line; Terrain is rolling; Soils on dryland primarily consist of Class III & Class IV soils with smaller areas of Class VI; FSA base: 141.5 acres wheat base w/27 bu yield; 14.0 acres corn base w/95 bu yield, & 3.1 acres sorghum base w/49 bu yield; Estimated 2012 R/E taxes: \$2,832.76. Improvements include a barn, storage building, a submersible livestock well & tank, a windmill & tank and fencing around pasture. Well permit #G-015001 registered as an Irrigation well at 400 GPM & 100' deep. Well permit #G-015002 registered as an Irrigation well at 700 GPM & 85' deep. **ASKING PRICE: \$270,000**
- PARCEL #3:** 317.1 +/- Total Acres; 223.4 +/- acres Pasture, 93.7 +/- acres Dryland, Legal: S1/2 Section 11, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 14, Rd 14 east 4 miles to Rd 25, Rd 25 north 1 mile places you at the southeast corner of Parcel #3; Rd 25 borders E property line; Terrain is level to rolling; Soils on dryland primarily consist of Class III soils with smaller areas of Class VI; FSA base: 47.0 acres wheat base w/27 bu yield; 4.3 acres barley base w/43 bu yield, & 0.4 acres sorghum base w/49 bu yield; Estimated 2012 R/E taxes: \$1,229.66. Improvements include fencing around pasture. Well permit #G-022161 registered as an Irrigation well at 480 GPM & 100' deep. **ASKING PRICE: \$145,000**
- PARCEL #4:** 631.6 +/- Total Acres; 345.4 +/- acres Dryland, 221.4 +/- acres Pasture, 30.8 +/- acres CRP, 34 +/- acres Grass & Roads; Legal: All of Section 9, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 18, Rd 18 east 1 mile to the northwest corner of Parcel #4; Rd 21 borders E property line & Rd 18 borders N property line; Terrain is level to rolling; Soils on dryland primarily consist of Class III & Class VI soils with smaller areas of Class IV; CRP Contract: 30.8 acres @ \$26.99 = \$831.00 Annual Payment; Contract expires in 2020; FSA base: 292.5 acres wheat base w/27 bu yield; 48.8 acres barley base w/43 bu yield, 9.4 acres corn base w/95 bu yield, & 2.2 acres sorghum base w/49 bu yield; Estimated 2012 R/E taxes: \$2,822.26. Improvements include a submersible well & tank and fencing around pasture. Well permit #G-124484 registered as a Livestock well at 10 GPM & 140' deep. **ASKING PRICE: \$290,000**
- PARCEL #5:** 164.6 +/- Total Acres; 156.6 +/- acres Dryland, 8 +/- acres Grass & Roads; Legal: NW1/4 Section 1, Township 13 North, Range 57 West of the 6th P.M., Kimball County, Nebraska. Location: From Bushnell, NE, Rd 17 (Bushnell Rd) south to Rd 20, Rd 20 east 4 miles to the northwest corner of Parcel #5; Rd 25 borders W property line & Rd 20 borders N property line; Terrain is level to slightly rolling; Soils on dryland primarily consist of Class IV & Class II soils with smaller areas of Class VI & Class III; FSA base: 76.8 acres wheat base w/27 bu yield; & 15.6 acres barley base w/43 bu yield; Estimated 2012 R/E taxes: \$634.48. Tree windbreak in NW corner. **ASKING PRICE: \$90,000**
- TERMS:** Cash at closing
- COMMENTS:** Good opportunity to assemble a lot of acres that are in close proximity to each other. Good diversity with 1022.2 +/- pasture acres, 763.8 +/- dry farmland acres and 544.5 +/- CRP acres. The property has good water & good access with hunting and recreation opportunities.
- OTHER:** For more pictures visit www.reckagri.com to view the Visual Tour.

INFO CONTINUED, MAPS & PHOTOS

AERIAL PARCEL MAP



LOCATION 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 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.

Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751

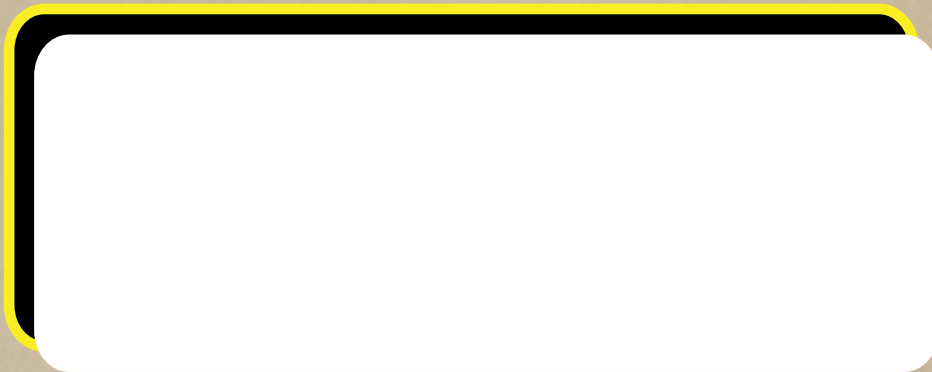
Address Service Requested

For More Information Visit...



Scan this QR code with
your Smartphone to visit
our website for more info
on this property!

www.reckagri.com
"Like Us" on Facebook & "Follow Us" on Twitter



D BAR B FARMS, INC.

R&A

PASTURE, DRY FARMLAND & CRP

2,387.1 +/- Acres

SW OF KIMBALL, NEBRASKA

