

HAGSTROM CRP

R&A

KIMBALL COUNTY, NE

276.02 +/- Acres

CRP & PASTURE



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 Kimball, NE, Hwy 71 S 3 miles to Rd 28, Rd 28 W 4 miles to Rd 33 to the SE corner of the property. Property (S of Interstate 80) lies on the N side of Rd 28 and the W side of Rd 33. To access property N of Interstate 80, travel 1 mile E to Rd 35. Rd 35 N 1 mile and cross Interstate 80 overpass. Turn W on access road (N of I-80) and travel 1 mile to the SE corner of the property.

LEGAL: E1/2 (Less 41.66 Acres) of Section 9, T14N, R56W of the 6th PM, Kimball County, Nebraska.

ACREAGE: 259.70 +/- Acres CRP
16.32 +/- Acres Grass & Waste
276.02 +/- Acres Total

LAND USE: CRP, hunting & recreation

TENURE: Soils consist primarily of Class VI & Class II with smaller areas of Class IV. Terrain is level to rolling south of I-80 and rolling to canyon slopes N of I-80.

CRP INFORMATION: CRP contract #10137 w/annual payment of \$7,155 @ \$27.55 per acre. Contract expires in 2027.

TAXES: 2012 real estate taxes due in 2013: \$1,120.02

MINERAL RIGHTS: Seller reserving all owned minerals.

POSSESSION: Possession upon closing

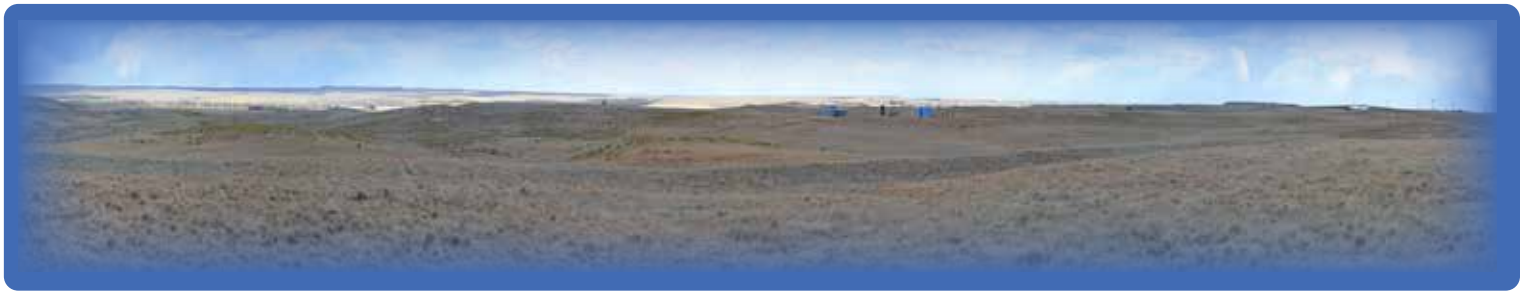
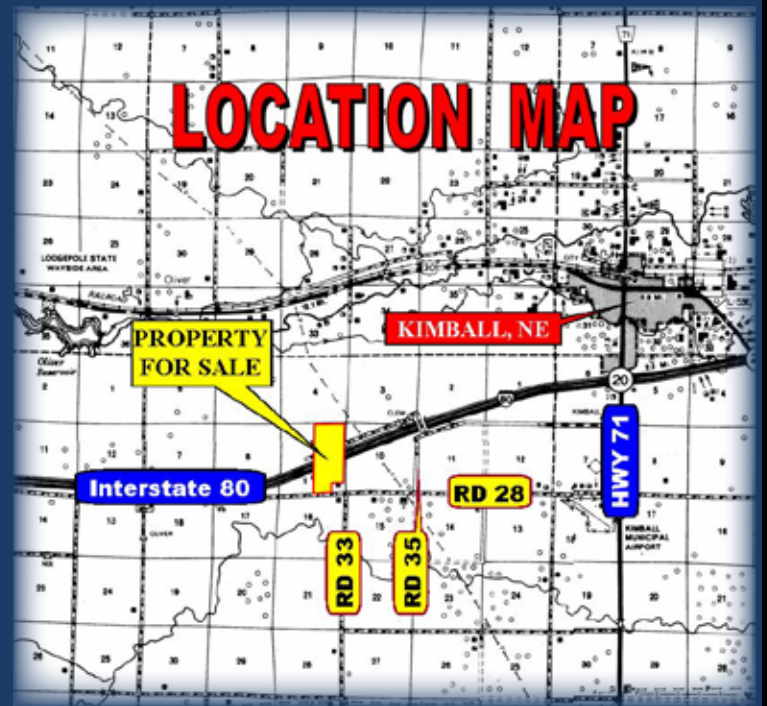
ASKING PRICE: \$180,000

TERMS: Cash or good funds

COMMENTS: The Hagstrom property, located in central Kimball County, Nebraska, is a highly desirable and sought after investment property. This property has good access via county roads and only minutes from Kimball, NE. Here is an opportunity to add to or expand your operation and/or current investment portfolio.

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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