

RAGETH PASTURE

LAND FOR SALE

DEUEL COUNTY, NEBRASKA

R&A

160 +/- Acres
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 Marc Reck or Troy Vogel
at 970-522-7770

LOCATION:

From Chappell, NE, 11 mi east on Hwy 30 to CR 189. CR 189 south ½ mile to the northwest corner of the property or from Big Springs, NE, 2 mi N to Hwy 30, 8.5 mi west on Hwy #30 to CR 189. CR 189 south ½ mile to the northwest corner of the property. Property lies on the east side of CR 189.

LEGAL:

SW 1/4 of Section 22, Township 13 North, Range 43 West of the 6th PM, Deuel County, Nebraska.

ACREAGE:

154.60 +/- Acres Pasture
5.4 +/- Acres Roads & Waste
160.00 +/- Acres Total

LAND USE:

Excellent grass for livestock grazing

TENURE:

Soils consist primarily of Class III and Class VI with small areas of Class V and Class II soils. Terrain is rolling.

IMPROVEMENTS:

Fencing

TAXES:

Estimated real estate taxes due in 2013: \$698.79

MINERAL RIGHTS:

Seller conveying all owned minerals

POSSESSION:

Possession of pasture upon closing

ASKING PRICE:

\$96,000

TERMS:

Cash or good funds

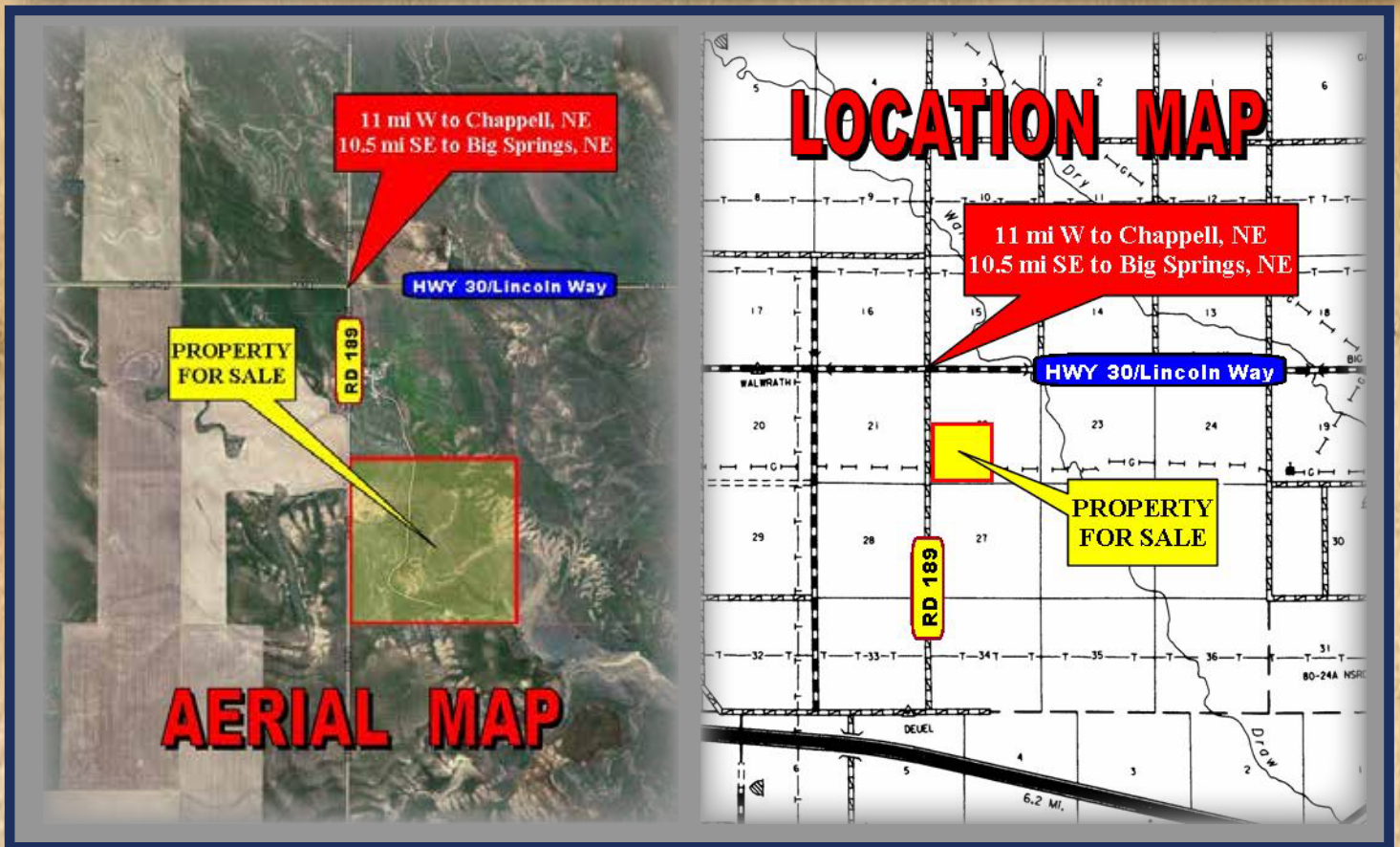
COMMENTS:

This property is in an excellent location being ½ mile from Highway 30 and county road 189 borders the property on the west. Small pasture for livestock grazing. If you are looking for land as an investment, new farm or ranch opportunity, or to add to your current ag business.

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 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 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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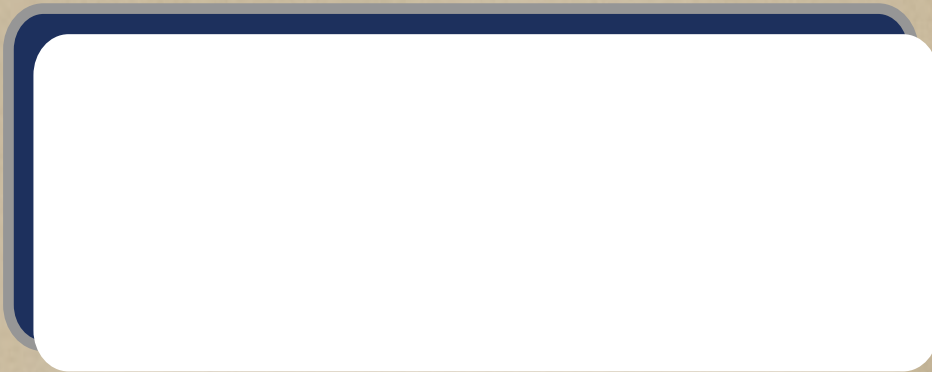
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