

STARKE . EXPIRING CRP KIMBALL COUNTY, NEBRASKA

R&A



610.5 +/- AC EXPIRING CRP



302 N. 3rd St.
P.O. 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, Broker Associate

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

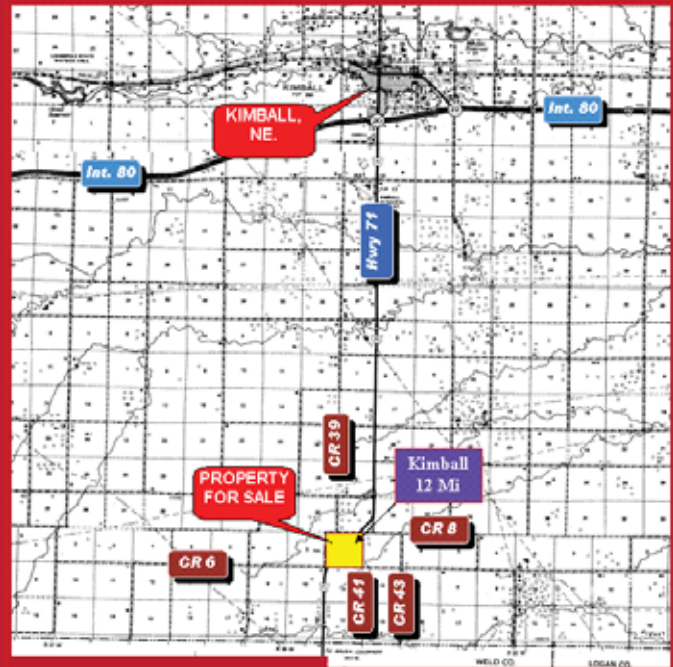
PROPERTY INFORMATION

Call Marc Reck or Troy Vogel at
970-522-7770

LOCATION:	From Kimball, NE., Hwy 71 South 12 miles to CR 8. CR 8 east to CR 41. CR 41 & CR 8 places you at the northeast corner of the property.
LEGAL:	All of Section 2, T12N, R56W, except two parcels, Kimball County, NE.
ACREAGE:	610.5 Ac +/- Expiring CRP
TAXES:	2011 Real Estate Taxes due in 2012: \$ 2,262.94
LAND USE:	610.5 +/- acres of Expiring CRP, CRP contract expires: 09/30/2012; After October 1, 2012 property is available for dryland farming, haying or grazing.
PROPERTY BORDERS:	North border: CR 8 East border: CR 41 South border: CR 6 West border: CR 39
FSA BASE ACREAGE:	To be determined by the Logan County FSA office after the current CRP contract expires.
MINERAL RIGHTS:	Seller to convey all OWNED mineral rights.
ASKING PRICE:	\$275,000.00
TERMS:	Cash to seller. Property has good access via highway 71 and county roads on the, east, west & south boundaries. Go to the Virtual Tour at www.reckagri.com to view this CRP farm.



AERIAL & LOCATION MAPS & PHOTOS



NOTICE TO PROSPECTIVE PURCHASERS:

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 Purchaser(s) should verify all information contained herein. All prospective bidders 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.



Reck Agri Realty & Auction
P.O. Box 407
Sterling, CO 80751

PRSR FIRST CLASS
U.S. POSTAGE
PAID
MAIL U.S.A.

Address Service Requested
For More Information Visit...

www.reckagri.com

STARKE . EXPIRING CRP
KIMBALL COUNTY, NEBRASKA

610.5 +/- AC EXPIRING CRP