

# OLSEN DRYLAND FOR SALE

**KIMBALL COUNTY, NE**

1,236.77 +/- Dryland



535 E Chestnut, PO Box 407  
Sterling, CO 80751  
970-522-7770  
1-800-748-2589



**RECK AGRI**  
REALTY & AUCTION

For Further Information Contact:  
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# PROPERTY INFORMATION

## LOCATION:

**Parcel #1:** From Dix, NE, Rd 59 north 6 miles to Rd 46; 3 miles east on Rd 46 places you at the southwest corner of the property. Property is on the north side of Rd 46.  
**Parcel #2:** From Dix, NE, Rd 59 north 7 miles to Rd 48; 4 miles east on Rd 48 to Rd 69; 2 miles north on Rd 69 to Rd 52; 1/2 mile east on Rd 52 places you at the northwest corner of the property. Property is on the south side of Rd 52.  
**Parcel #3:** From Dix, NE, Rd 59 north 10 miles to Rd 54; 3 miles east on Rd 54 places you at the southwest corner of the property. Property is on the north side of Rd 54. Rd 67 borders the property on the east.

## LEGAL DESCRIPTION:

**Parcel #1:** S1/2 of Section 29, Township 16 North, Range 53 West of the 6th P.M., Kimball County, Nebraska  
**Parcel #2:** E1/2 of Section 15, Township 16 North, Range 53 West of the 6th P.M., Kimball County, Nebraska  
**Parcel #3:** All of Section 5, Township 16 North, Range 53 West of the 6th P.M., Kimball County, Nebraska

## ACREAGE:

Parcel #1	Parcel #2	Parcel #3
		564.22+/- Acres Dryland
		3.20+/- Acres CRP Trees
		<u>8.97+/- Acres Rds &amp; Waste</u>
329.48+/- Acres Dryland	330.90+/- Acres Dryland	576.39+/- Acres Total

## FSA INFORMATION:

	Parcel #1	Parcel #2	Parcel #3
Wheat base w/31.0 bu yield	118.07 ac	118.42 ac	202.92 ac
Corn base w/94.0 bu yield	75.93 ac	76.16 ac	130.50 ac
Total Base Acres	194.00 ac	194.58 ac	333.42 ac

## LAND USE:

Raising Wheat, Proso Millet, Hay Millet, Sunflowers and Dryland Corn.

## TENURE:

**Parcel #1:** Soils consist primarily of Class III (62.5%) & Class IV (27.3%) with smaller areas of Class II (7.1%) & Class VI (3.1%).  
**Parcel #2:** Soils consist primarily of Class II (58.8%) & Class III (40.2%) with smaller areas of Class VI (1.0%).  
**Parcel #3:** Soils consist primarily of Class IV (44.1%), Class II (25.7%) & Class III (24.8%) with smaller areas of Class VI (5.4%). Terrain is level to rolling with 0 to 9% slopes on all 3 properties.

## TAXES:

2016 real estate taxes due in 2017:  
**Parcel #1:** \$2,155.52  
**Parcel #2:** \$2,540.88  
**Parcel #3:** \$3,642.60

## MINERAL RIGHTS:

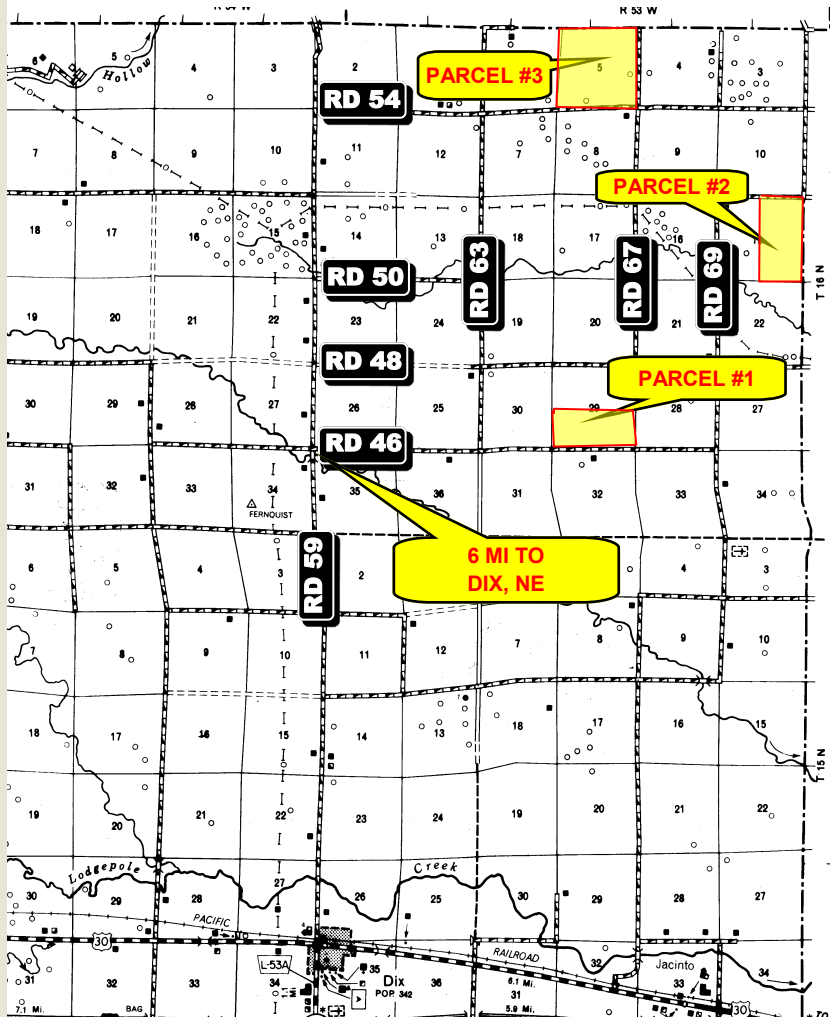
Seller reserving all owned mineral rights for 15 years.

## GROWING CROPS:

Seller to retain 100% of the 2017 millet crop, 2017 corn crop and the 2018 wheat crop.  
**Parcel #1:** 109.22 acres of growing millet, 114.48 acres in fallow & 105.78 acres in wheat stubble. **Parcel #2:** 206.83 acres in growing corn, 123.57 acres in fallow. **Parcel #3:** 180.69 acres in growing corn, 97.01 acres in fallow & 286.52 acres in wheat stubble.

# PROPERTY MAPS

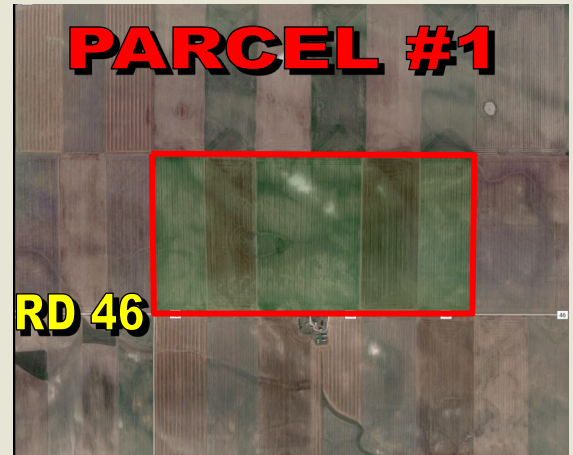
## LOCATION MAP



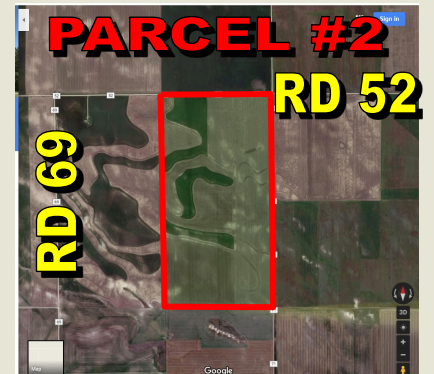
### NOTICE TO PROSPECTIVE BUYER

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 Seller assumes 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 Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent.

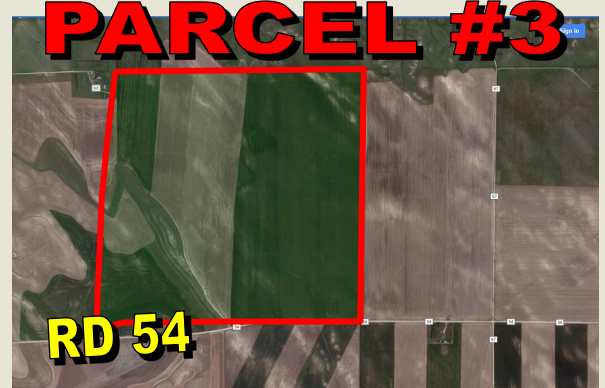
## PARCEL #1



## PARCEL #2



## PARCEL #3



### POSSESSION:

Possession upon closing on 2017 wheat stubble. Possession of land in corn & millet to be upon harvest in the fall of 2017. Possession of fallow land to be planted to wheat in fall of 2017 will be upon 2018 summer harvest.

### ASKING PRICE:

Single Unit: \$997,560

### TERMS:

Good funds at closing.

Reck Agri Realty & Auction  
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Sterling, CO 80751

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