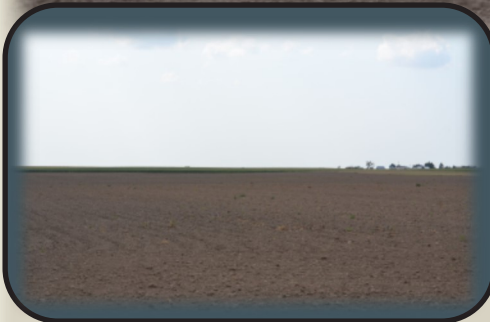


LARRY C. FENSTER TRUST DRYLAND

DEUEL COUNTY, NE
160.13+/- Acres 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:
Troy Vogel, Associate Broker or Marc Reck, Broker

tvogel@reckagri.com
Visit: www.reckagri.com



PROPERTY INFORMATION

LOCATION: From the east side of Chappell, NE, on Highway 30 to Rd 167, 5.5 mi north on Rd 167 to the southeast corner of the property.

LEGAL DESCRIPTION: NE1/4 of Section 22, Township 14 North, Range 45 West of the 6th PM, Deuel County, Nebraska.

ACREAGE: 160.13+/- Total Acres Dryland

LAND USE: Dryland farming practices consist of raising wheat & millet.

LAND TENURE: Soils consist of Class II (88.8%) and Class III (11.2%). Terrain is level to rolling with 0 to 6% slopes.

TAXES: 2017 real estate taxes due in 2018: \$2,001.34

MINERAL RIGHTS: Seller to convey all owned mineral rights to Buyer.

POSSESSION: Possession of the property can be delivered to Buyer(s) upon closing on land in wheat stubble and upon harvest in 2019 on land to be planted to wheat in the fall of 2018, subject to a farm lease with the tenant.

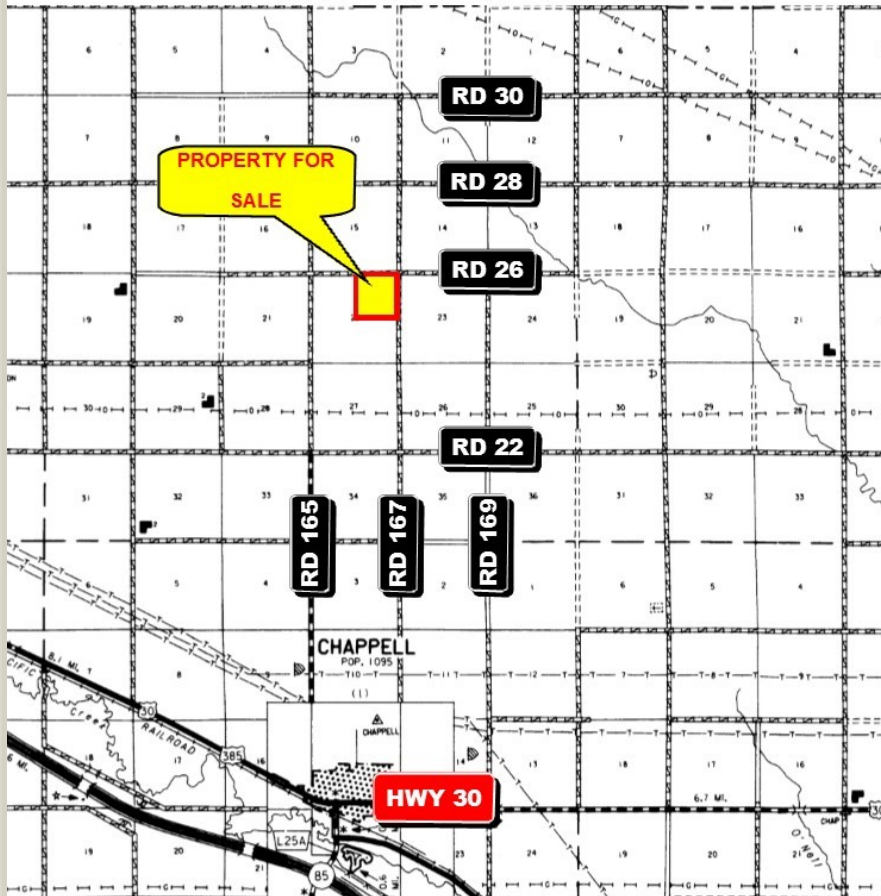
ASKING PRICE: \$132,000

TERMS: Good funds at closing.



PROPERTY PHOTOS | MAPS

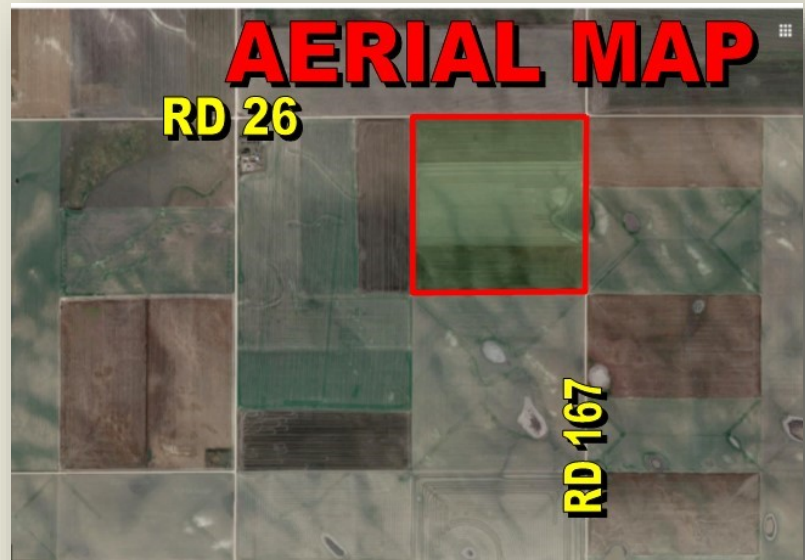
LOCATION MAP



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.

AERIAL MAP

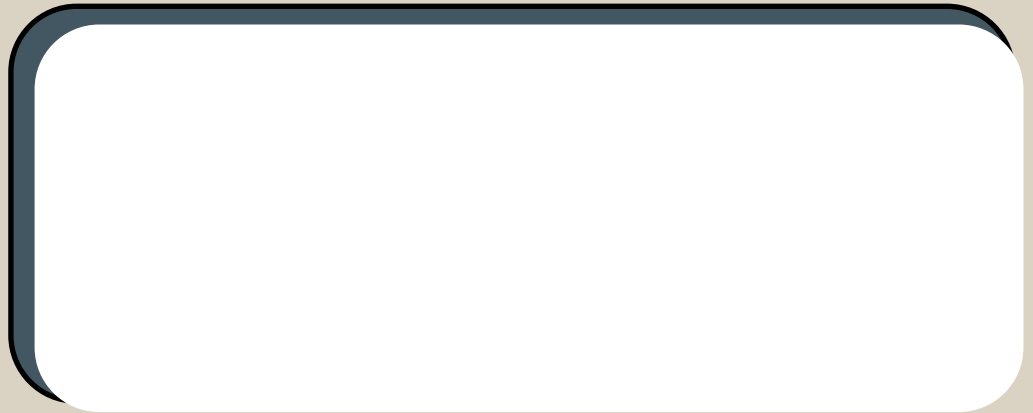


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