

IRRIGATED LAND FOR SALE

210.9+/- Acres

**FLOOD & PIVOT IRR
KEITH COUNTY, NE**



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

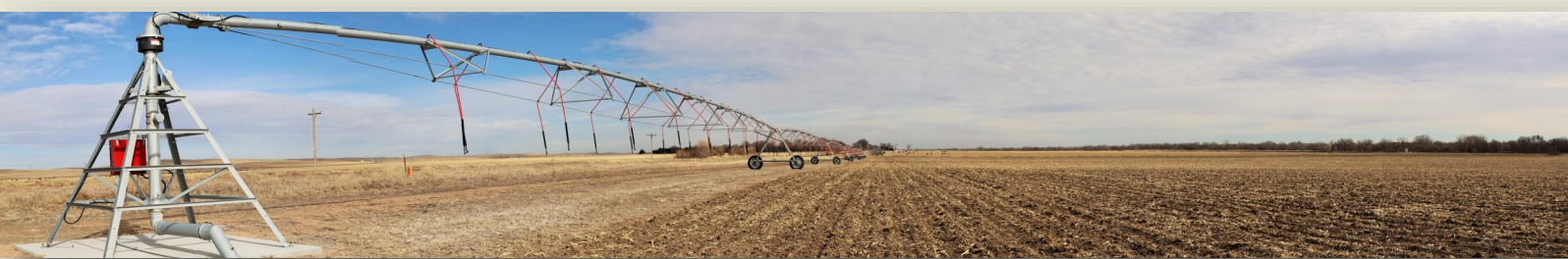


**RECK AGRI
REALTY & AUCTION**

For Further Information Contact:
Marc Reck, Broker or Troy Vogel, Salesperson

marcreck@reckagri.com
Visit: www.reckagri.com





PROPERTY INFORMATION

LOCATION: From Brule, NE, 1 mile SW on Hwy #30.

LEGAL DESCRIPTION:

T13N, R40W of the 6th P.M., Keith County, Nebraska

Section 20: All of that part of Lots 1, 2, 3, & 4 lying N of R/R R/O/W & S of U.S. Hwy #30

Section 21: All of that part of Lots 1, 2, 3, & 4 lying N of R/R R/O/W & S of U.S. Hwy #30

ACREAGE:

95.0+/- Acres Pivot Irrigated

86.4+/- Acres Flood Irrigated

28.4+/- Acres Dry Corners

1.1+/- Acres Roads

210.9+/- Acres Total

30.5+/- Acres of the above stated acreage is leased from the Railroad

TENURE:

Level terrain with soils consisting of Class I w/small area of Class II & III.

FSA INFORMATION:

86.1 acres corn base w/148 bu PCL yield; 37.7 acres wheat base w/50 bu PCL yield; 1.1 acres oat base w/43 bu PCL yield.

TAXES:

2018 real estate taxes due in 2019: \$6,911.92

Occupation tax: \$1,415.52

IRRIGATION WATER & EQUIPMENT:

Irrigation Well Permits #G-035218, #G-010153, and #G-010154 and 217.77 certified acres within the Twin Platte Natural Resource District; Irrigation equipment includes Chevrolet 454 propane motor, John Deere 4039 diesel motor, John Deere 4039T diesel motor, 3-Western Land Roller Pumps, 2-US gearheads, Amarillo gearhead, propane tank, 500 gallon fuel tanks, 2-1,000 gallon fuel tanks, 4-solar surge bases, 4-Waterman solar sun valve controllers, 2002 7 tower Zimmatic pivot, 2016 6 tower Zimmatic pivot, and 146 - 10" gated pipe.

MINERAL RIGHTS:

Seller to convey owned mineral rights to Buyer(s).

GROWING CROPS:

No growing crops.

POSSESSION:

To be negotiated depending on time of year property sells.

ASKING PRICE:

\$785,000

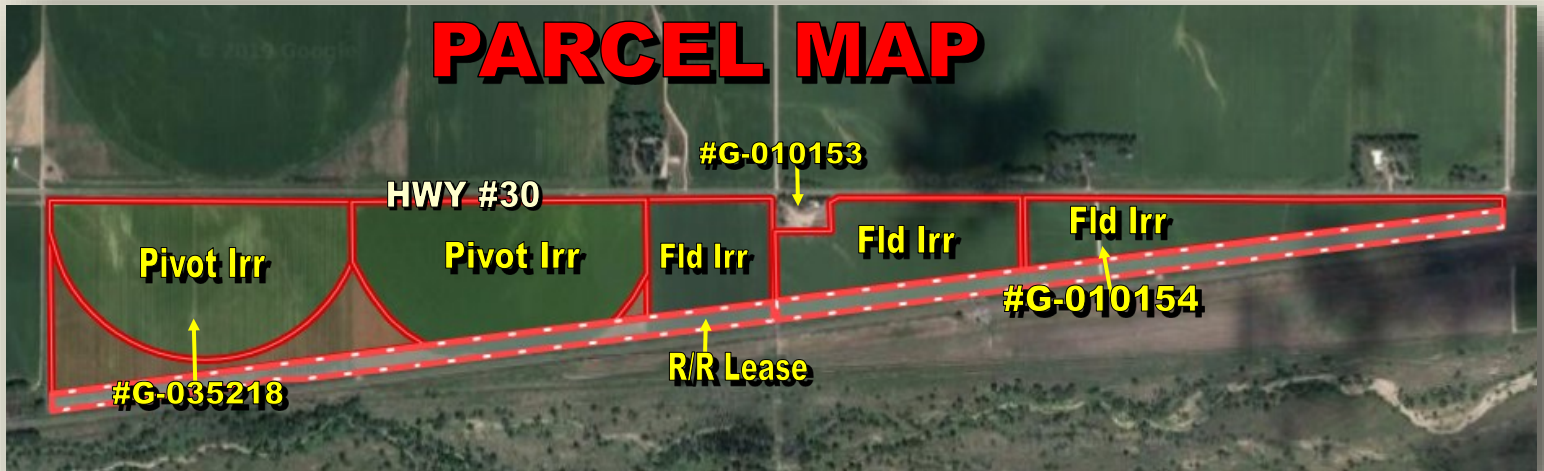
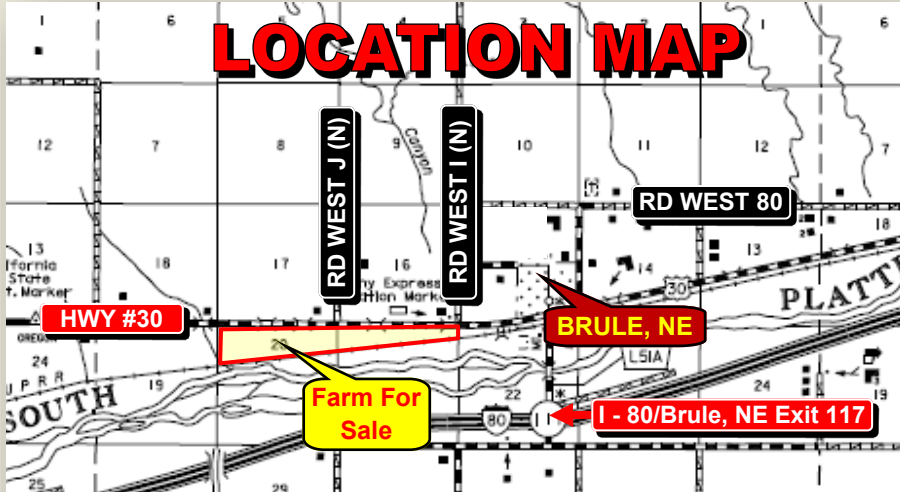
TERMS:

Good funds at closing.

COMMENTS:

This farm is situated in a highly productive area. Seller would consider a leaseback. There is no pumping allocation within the Twin Platte NRD. The R/R lease to transfer to Buyer(s). The Twin Platte NRD certified acres on the R/R lease belong to seller and transfer to Buyer(s).

PROPERTY PHOTOS | MAPS



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.



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