

# SW OF KIMBALL CRP FOR SALE

*KIMBALL COUNTY, NE*

344+/- CRP



535 E Chestnut, PO Box 407  
Sterling, CO 80751  
970-522-7770  
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**RECK AGRI**  
REALTY & AUCTION

For Further Information Contact:  
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# PROPERTY INFORMATION

**LOCATION:** From Kimball, Nebraska, 12 mi south on Hwy 71 to Road 10, 4 miles west on Road 10 to trail road, 1/2 mile south on trail road to the NE corner of the property.

**LEGAL DESCRIPTION:** S1/2 of Section 33, Township 13 North, Range 56 West of the 6th P.M., Kimball County, NE.

**ACREAGE:** 303.70+/- Acres CRP  
41.29+/- Acres Grass & Waste  
344.99+/- Acres Total

**LAND USE:** Conservation Reserve Program, hunting, dryland farming or livestock grazing when the CRP contract expires.

**TENURE:** Soils consist primarily of Class VI & Class III. Terrain is rolling.

**TAXES:** 2018 Real Estate Taxes due in 2019: \$1,860.88

**MINERAL RIGHTS:** Seller reserving all owned mineral rights.

**FSA INFORMATION:** CRP contract #10187 w/annual payment of \$8,027 at \$26.43 per acre. Contract expires 09-30-2027.

**POSSESSION:** Possession upon closing on CRP.

**ASKING PRICE:** \$170,000

**TERMS:** Good funds at closing.

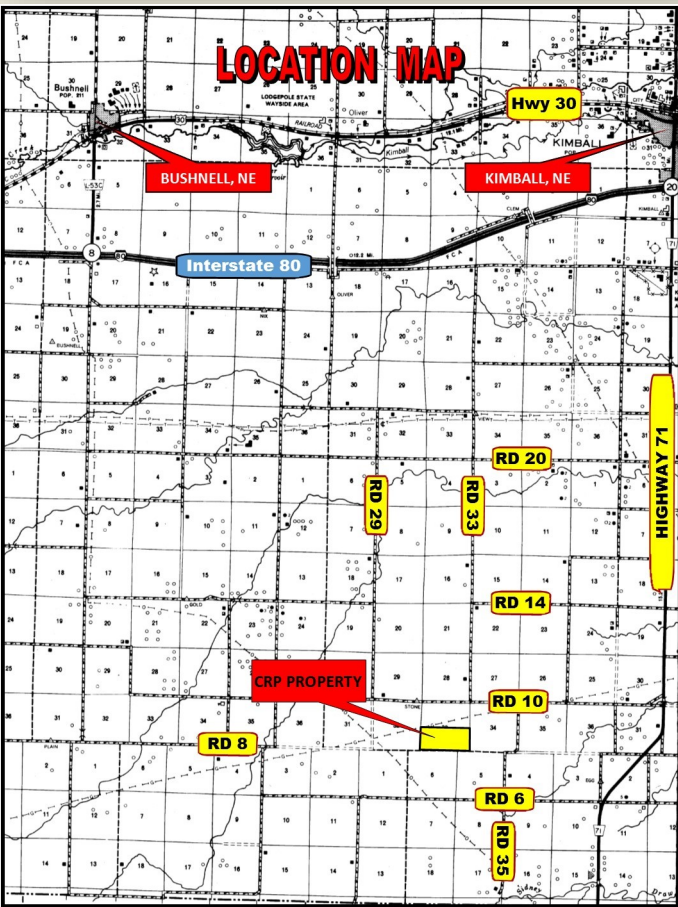


# PROPERTY PHOTOS / MAPS

**AERIAL MAP**



**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.



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