

LAND FOR SALE >

# CHEYENNE CTY CRP & PASTURE

CHEYENNE COUNTY, NE >> 643.3± TOTAL ACRES



Listing #192068

CONSERVATION RESERVE PROGRAM (CRP) // NATIVE PASTURE



For More Information, Contact:

Ben Gardiner, Salesperson  
bgardiner@reckagri.com

Marc Reck, Broker  
marcreck@reckagri.com

# PROPERTY DETAILS

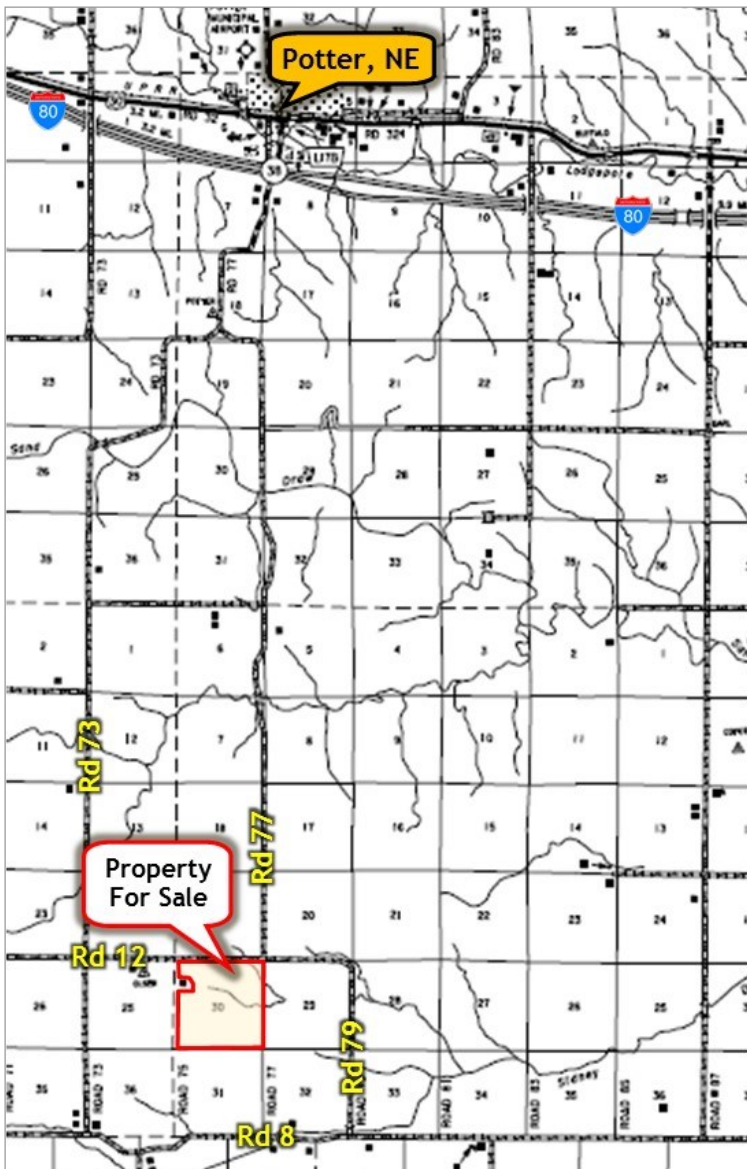
<b>OVERVIEW:</b>	Combination of CRP and pasture situated 11± miles south of Potter, NE. Most of the CRP has expired, but is now approved for new 15 year contract or it could be farmed/grazed. Pasture has good well with submersible pump.
<b>LEGAL DESCRIPTION:</b>	All of Section 30, except Lot 1 Olsen Subdivision, Township 13 North, Range 52 West of the 6th PM, Cheyenne County, NE.
<b>ACREAGE:</b>	233.20± Acres CRP 220.27± Acres Expired CRP 183.24± Acres Pasture <u>6.56± Acres Rds/Waste</u> 643.27± Acres Total
<b>FSA INFORMATION:</b>	32.2 Ac wheat base w/ 34 bu PLC yield; 42.6 Ac Oat base w/ 41 bu PLC yield; 27.6 Ac Corn w/ 100 bu PLC yield.
<b>CRP INFORMATION:</b>	Contract #1358A includes 233.20 Acres with annual payment of \$8,892, expires 9/30/20; 453.47 acres accepted in new CRP program for 15 years with annual payment of \$10,561 (option to cancel and farm or graze the property).
<b>R/E TAXES:</b>	2019 R/E Taxes were \$3,731.18   2020 Estimate: \$3,475.00
<b>POSSESSION:</b>	Possession of CRP land upon closing. Pasture is subject to 2020 lease.
<b>MINERAL RIGHTS:</b>	Seller to convey all OWNED mineral rights.
<b>ASKING PRICE:</b>	\$310,000
<b>TERMS:</b>	Good funds at closing.
<b>COMMENTS:</b>	All terms above are subject to change and/or negotiable depending on the time of year property sells.

## NOTICE TO PROSPECTIVE BUYER

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# PROPERTY MAPS + PHOTOS

## LOCATION MAP:



## AERIAL MAP:



Maps are for general location purposes only and are not to be construed as a survey of the property.



A view of the native pasture

A view of the CRP



535 E Chestnut St // PO Box 407 // Sterling, CO // 970.522.7770

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