

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:

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PROPERTY DETAILS

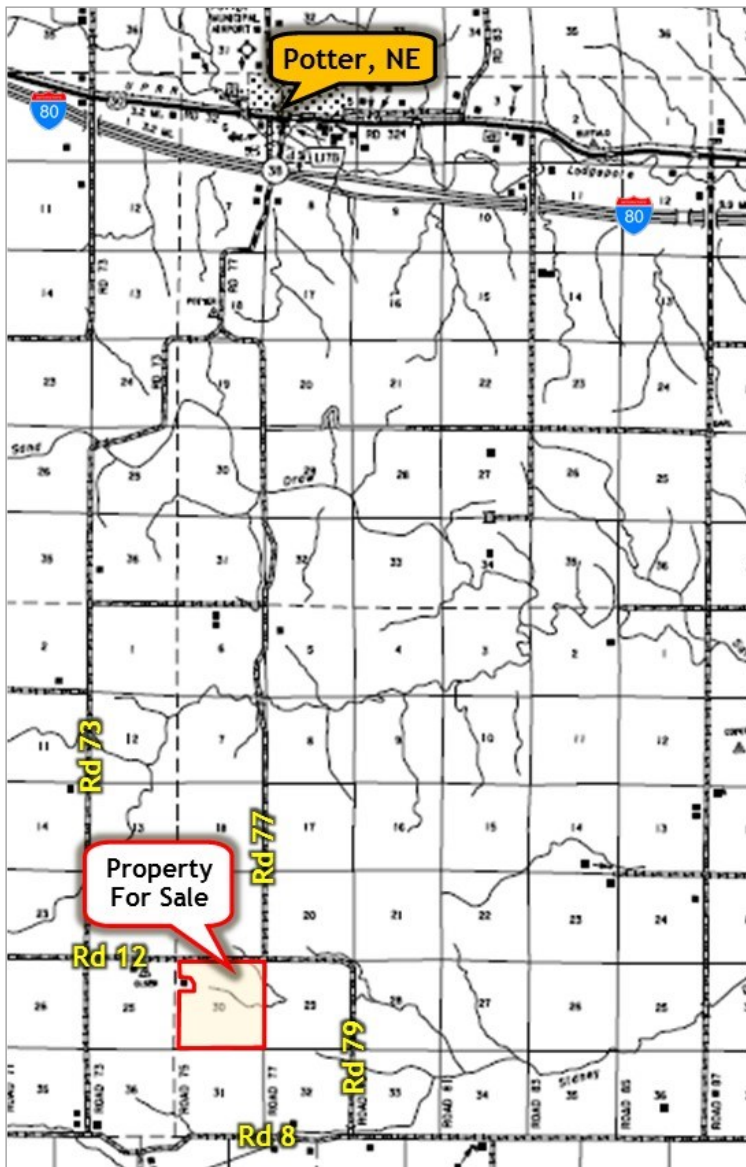
OVERVIEW:	Combination of CRP and pasture situated 11± miles south of Potter, NE. Most of the CRP has expired, but is now approved for new 15 year contract or it could be farmed/grazed. Pasture has good well with submersible pump.
LEGAL DESCRIPTION:	All of Section 30, except Lot 1 Olsen Subdivision, Township 13 North, Range 52 West of the 6th PM, Cheyenne County, NE.
ACREAGE:	233.20± Acres CRP 220.27± Acres Expired CRP 183.24± Acres Pasture <u>6.56± Acres Rds/Waste</u> 643.27± Acres Total
FSA INFORMATION:	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.
CRP INFORMATION:	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).
R/E TAXES:	2019 R/E Taxes were \$3,731.18 2020 Estimate: \$3,475.00
POSSESSION:	Possession of CRP land upon closing. Pasture is subject to 2020 lease.
MINERAL RIGHTS:	Seller to convey all OWNED mineral rights.
ASKING PRICE:	\$310,000
TERMS:	Good funds at closing.
COMMENTS:	All terms above are subject to change and/or negotiable depending on the time of year property sells.

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. The property, 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.

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



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