



## EXCLUSIVELY PRESENTS FOR SALE

*Southwestern Deuel County  
3-quarters total acres*



**Legal:** NE¼ & South ½ Section 25, T13N – R44 West of the 6<sup>th</sup> P.M., Deuel County, Nebraska.

**Location:** Approximately eight miles east of Chappell, Nebraska or five miles north of Julesburg, Colorado, along Nebraska State Hwy 27.

**FSA Data:** farmland, 473.29; cropland, 465.85; wheat base, 161.0 acres with 49 bu yield; corn base, 218.9 acres with 156 bu yield; barley base, 47.2 acres with 41 bu yield.

**Price:** \$1,650,000 cash, buyer to receive owner's share of 2019 crop if purchased prior to May 1st.

**Taxes:** \$15,907.88 for the 2018 assessment.

**Soils:** According to the USDA soils map:

- |  |   |       |
|--|---|-------|
| 1. Santanta-Johnstown-Altvan soils with 1 to 3% slopes   | - | 68.9% |
| 2. Santanta-Johnstown complex with 3 to 6% slopes        | - | 29.3% |
| 3. Johnstown-Santanta-Richfield loams with 0 – 2% slopes | - | 0.2%  |

According to the County Assessor: 122.93 acres are Class 3A soils & 258.33 acres are Class 2A; 21.72 acres are Class 3D, 63.83 acres are Class 2D soils.

**Brokers note:** Seller would consider selling the 10 acres with the home sight, price TBD

**Water data:**

1. NE 25-13-44, permit number, 024312, drilled new in September 1964, total depth 230', cased to a depth of 160', static water level of 115', capacity of 1,502 gallons per minute, to irrigate 120 acres. According to owner this well to this day is capable of producing this amount of water if not more. Delivery is with a 1980's Zimmatic center pivot with low pressure nozzles.
2. South ½ 25-13-44, permit number, 030694, drilled new in October 1968, total depth 210', static water level of 140', capacity of 1,200 but test pumped to 2,000 gallon per minute, to irrigate 160 acres. In February 2003 acres were expanded to 250. Delivery is with two older 1980's Lockwood center pivot systems with low pressure nozzles. Good management practices must be used since this one well delivers water to both center pivots, one at a time. This well, with some upgrades has the potential to deliver enough water to raise a full crop on both circles.
3. Electrical cost for operation of both wells is approximately \$40/acre per year with average rainfall, well below the average.



Well located in the NE ¼



Center pivot located in the NE ¼



Well located in the SE ¼



Center pivot located in the SW ¼

**FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4<sup>th</sup> St., Julesburg, Co 80737; (970) 474-2000; fax 474-2002; cell #520-1778; web; [benson-realty.com](http://benson-realty.com); e-mail, [mbenson@kci.net](mailto:mbenson@kci.net)**

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