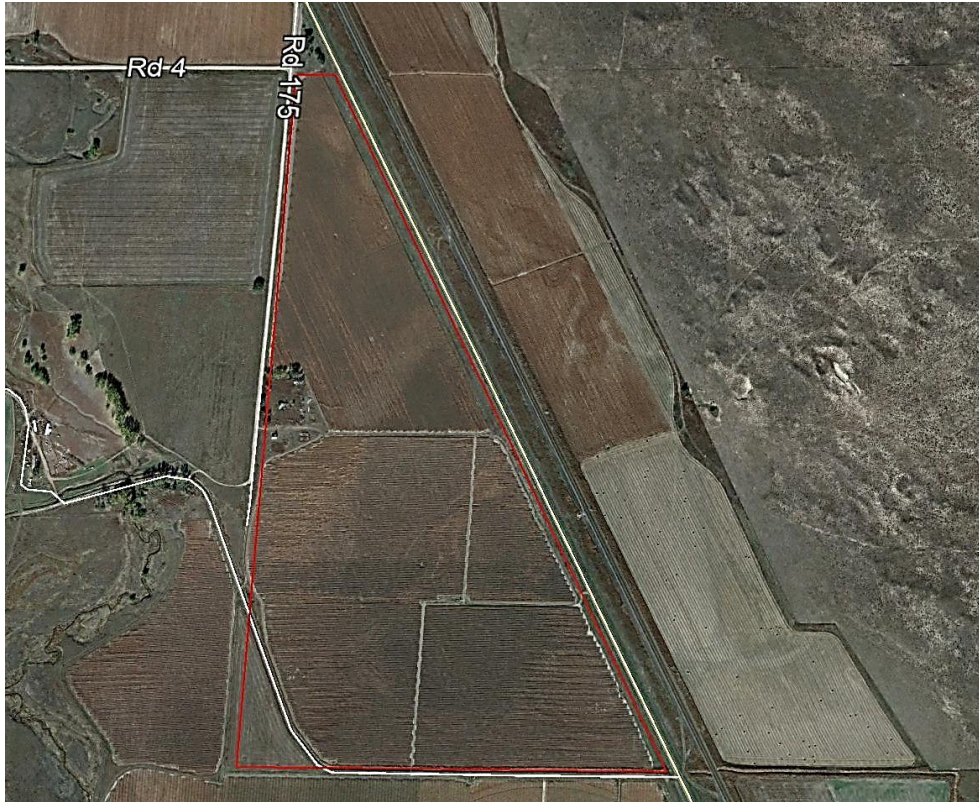




**EXCLUSIVELY PRESENTS FOR
SALE**

*Southwestern Deuel County
109.85 total acres*



Legal: 109.85 ac in Section 18, T12N – R44 West of the 6th P.M., Deuel County, Nebraska.

Location: Approximately 10 miles south of Chappell, Nebraska or six miles west of Julesburg, Colorado, along US Highway 385.

FSA Data: farmland, 110.77 ac; cropland, 100.28ac; planted corn, 92.2 ac; fallow-4.36 ac; idle-3.72ac.

Price: **\$308,000**

Taxes: \$4,218.24 for the 2019 assessment.

Soils: According to the USDA soils map:

1. Ralton Loam soil (USDA 1076) - 100.0%
2. According to the County Assessor: 102.61 acres are Class 1A1 soils (Ralton Loam) & 4.20 acres are Class 1D soils; and 3.04 acres are roads.

Brokers note:

97.8 acres of water allocation from the South Platte Natural Resources District.

Water data:

1. S ½ of the NW ¼ sec, NE 18-12-44, permit number, G-021467, 650’ from the east line and 1320’ from the south line, completed in July 1961, total depth: 35’, static water level: 13’, capacity: 1,200 gallons per minute, to irrigate 60 acres.
2. NW ¼ of the NW ¼ sec, NE 18-12-44, permit number, G-120807, completed in 1946, total depth of: 90’, static water level of: not recorded, capacity of: 800 gallons per minute estimated, to irrigate 63 acres.



Irrigation channel



Well #2 on the property



Well #1 on the property



The 2020 corn crop well underway

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

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assumes no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction and will not be the agent of the Buyer. **MLS #**