



EXCLUSIVELY PRESENTS FOR SALE

*Southwestern Deuel County
138.09 acres CRP*



Legal: The NW¼ Section 13, T13N – R46 West of the 6th P.M., Deuel County, Nebraska, except that part lying north of Interstate 80, the exception being about 9.25 acres.

Location: Approximately four miles west of Chappell, Nebraska.

FSA Data: 124.66 acres of CRP & 15.67 acres of grassland

Price: \$115,000 cash, **Taxes:** \$1,042.48 estimated for the 2020 assessment.

Soils: According to the USDA soils map:

1. 88.6 acres of the soil is Altvan-Eckley-Satanta complex with 3-9% slopes,
2. 46.7 acres of the soil is Chappell-Alice-Broadwater complex with 0-3% slopes,
3. Balance of soils; Broadwater loamy sand,

According to the County Assessor all soils are listed as Class IV.

Brokers note: Call for your personal showing and additional details.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4th St.,
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