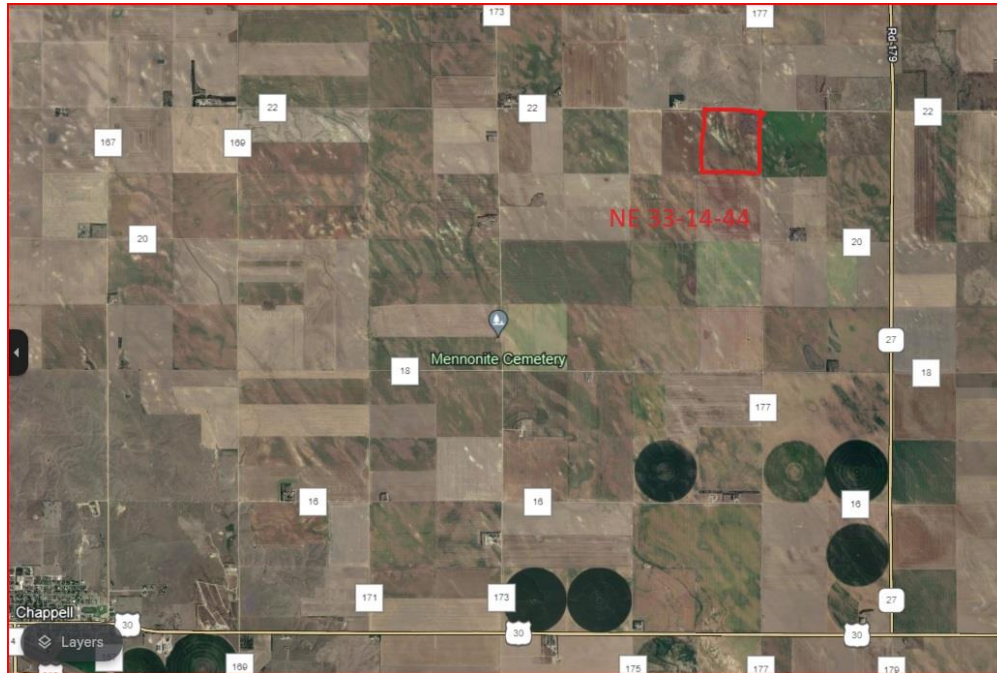




EXCLUSIVELY PRESENTS FOR
– SALE, Dryland quarter.
Northern Deuel County, Nebraska



Legal: NE 33-14-44, Deuel County, Nebraska.

Location: Approximately eight miles NE of Chappell, along Road 22, one mile west on road 22.

FSA Data: 165.73 total acres of which 17.63 not farmed.

Price: \$200,000 cash, **Taxes:** assessment, TBD.

Soils: According to the USDA soils map for the quarter:

1. 53.6% of the soil is Sidney-Canyon loams with 3-9% slopes,
2. 24.8% of the soil is Sidney loam with 3-6% slopes,
3. 12.4% of the soil is Satanta-Johnstown-Altvan with 1-3% slopes,
4. Balance of soils; Duroc Loam.

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

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](http://web:benson-realty.com); e-mail, mbenson@kci.net

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