



**EXCLUSIVELY PRESENTS
FOR SALE**
Grass with some improvements



Deuel County Nebraska--\$49,500

- Legal:** 94 acre parcel of grass, more or less in SE ¼ 9-12-44 in the 6th P.M.
- Improvements:** One barn/two car garage; fenced as one unit but can be easily cross fenced.
- Taxes:** \$ 336.10 for the 2010 assessment
- Other:** One domestic well on property; drilled new in July, 2008; 140' deep; 122' pumping level; 106' static level; registration #G-150636
- Brokers Note:** This property is located approximately eight miles SE of Chappell or eight miles NW of Julesburg, Colorado. Ideal for development of a residence or ideal for a small livestock operation.

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