

LAND FOR SALE

Deuel County Pasture



- Location:** Property is located 4 miles southeast of Chappell, Nebraska on US Hwy 385 and 1 mile east on Cty Rd. 8.
- Legal Description:** NW1/4, except a surveyed tract in the northwest corner including the building improvements, Section 6-T12N-R44W of the 6th P.M., Deuel County, NE.
- Acres:** 132.4 tax assessed acres
- Taxes:** 2016 taxes payable in 2017 - \$573
- Land Use:** Entirely rangeland, cross-fenced by 1-wire electric fence into 4 pastures.
- Water:** Livestock water provided by submersible well with solar, several small tanks located in the center of property. Seller agrees to drill replacement well/pump.
- Price:** \$86,000
- Comments:** Very nice, well managed small pasture with excellent access. Just minutes from I-80. Property was not grazed in 2017.

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Brian Reynolds, Bruce Dodson, Roger Luehrs, Brad Atkins

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Don Walker,
Listing Agent

Offered Exclusively By:

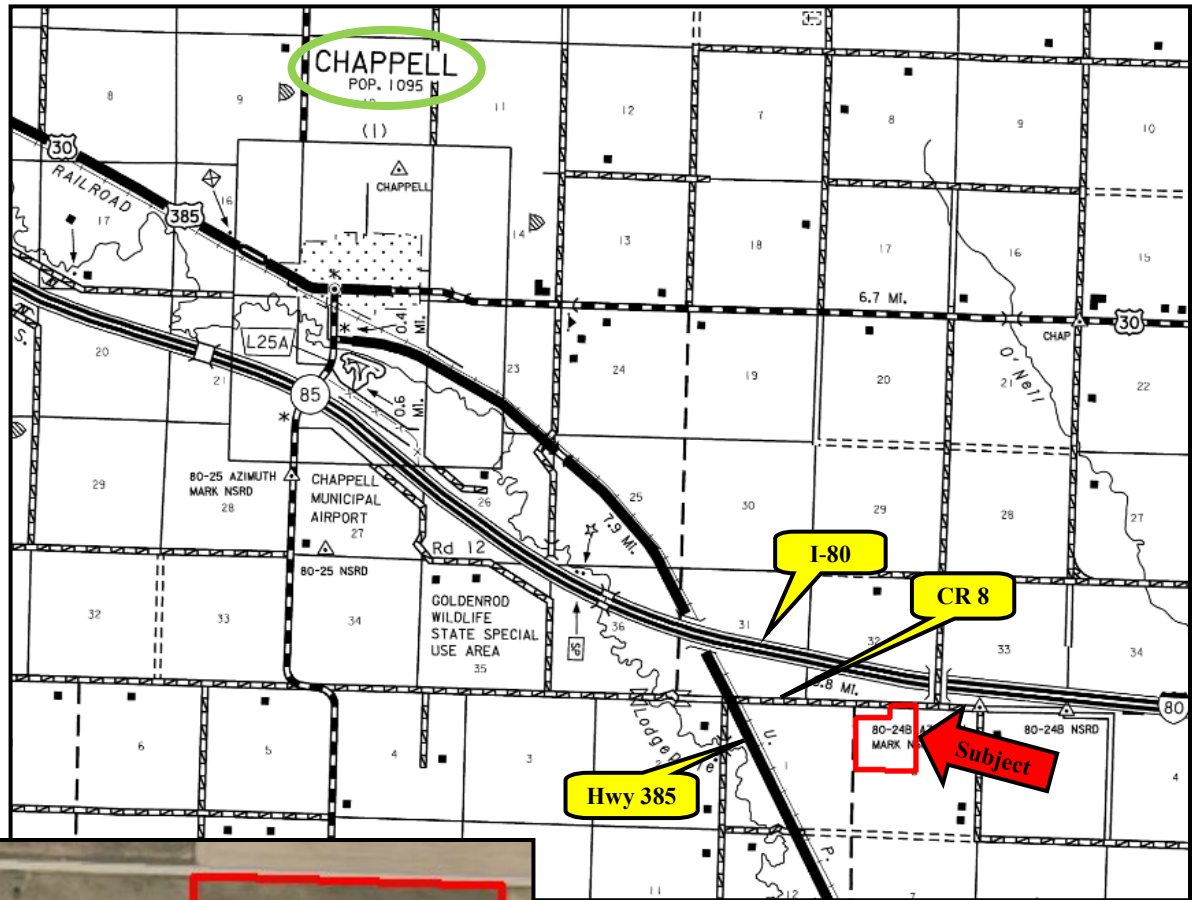


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