

# Deuel County Acreage

**Offers a 4 Bedroom, 2 Bathroom Home and 80 +/- Acres of Farmland**



Are you looking for more space and country living? This 4 bedroom, 2 bath home offers so much! Beautiful cabinets, island, and flooring in the kitchen with GE refrigerator, stove, dishwasher, and microwave. There is a spacious laundry room on the main level and the basement allows for a family room and lots of storage. This acreage includes 40'x60' Quonset, 36'x48' foam insulated shop, 2 car garage, shelterbelts, and a barn with corrals. The property consists of 88+/- acres, with the majority of the acres being income producing farmland. These outstanding properties rarely hit the market! Take advantage of this opportunity to own an acreage in a great community, with several nice buildings and farmland!

**Property Acres - 88.44 +/-**

**Dryland Acres - 79.75 +/- Other Acres - 8.69 +/-**

### **Legal Description**

**S1/2 SE 1/4 Section 2, Township 13 North, Range 43 West**

**Property Taxes - \$2,063.22**

**Price- \$379,000.00**

**Directions:** From Big Springs, travel north on US-138. Turn left onto US-30 W for approximately 7 miles. Turn north onto Road 193 for 2 miles. The property will be on the northwest side of the intersection.



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