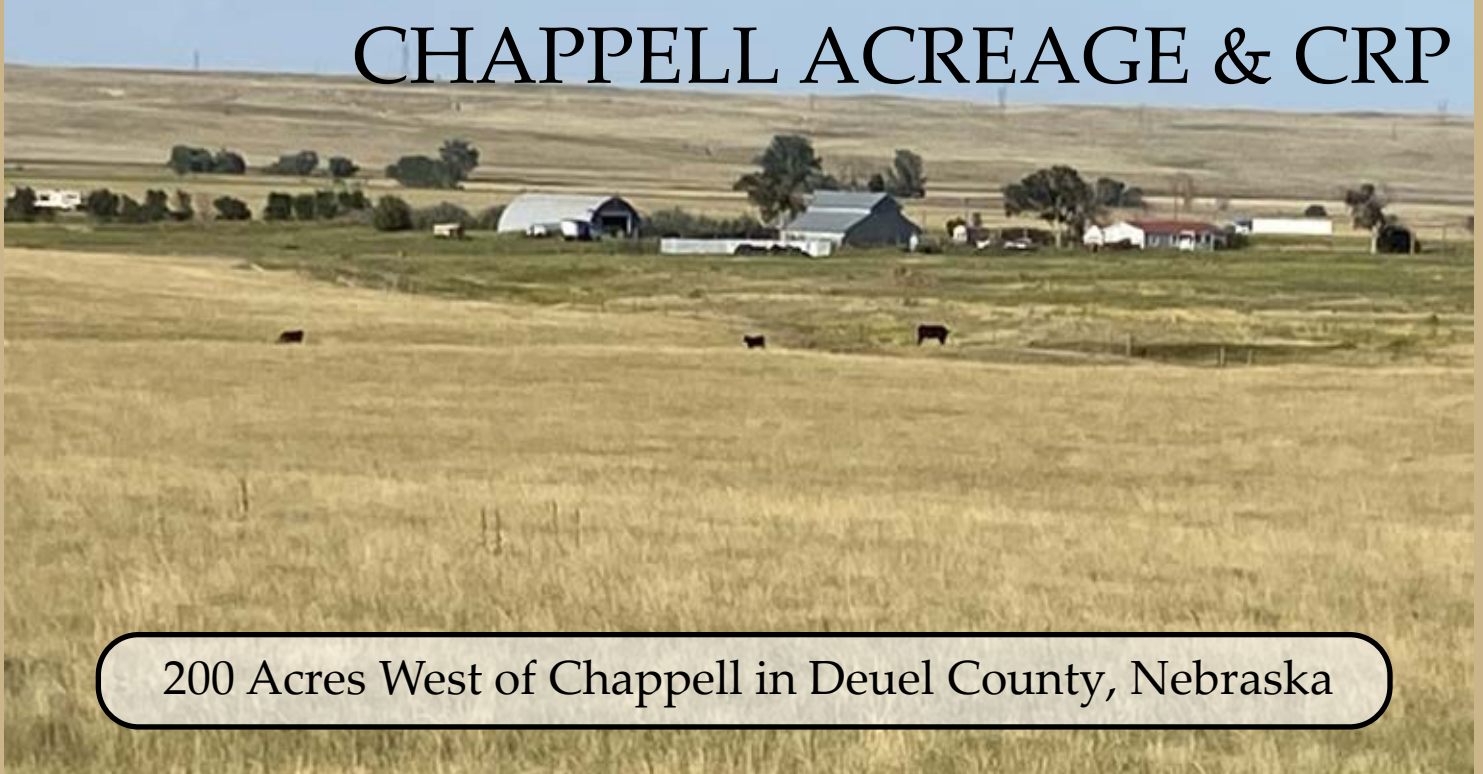


LAND FOR SALE

CHAPPELL ACREAGE & CRP

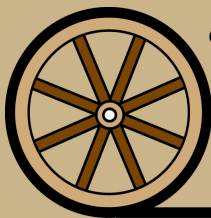


200 Acres West of Chappell in Deuel County, Nebraska

- Location:** 2 miles west of Chappell, NE on County Rd. 159
- Legal Desc:** Tract #1: Parcel in E1/2 Sec. 13-T13N-R46W of the 6th P.M., Deuel County, Nebraska
Tract #2: E1/2 lying south of I-80 except parcel in Sec. 13-T13N-R46W of the 6th P.M., Deuel County, Nebraska
- Acres & Taxes:** Tract #1: 59.2 tax assessed acres, 2020 taxes paid in 2021 - approximately \$1,580.00
Tract #2: 142.47 tax assessed acres, 2020 taxes paid in 2021 - approximately \$738.00
- Price:** Tract #1: \$325,000.00
Tract #2: \$100,000.00
- Contact:** **Don Walker, Listing Agent - 308.764.7175 - donw@agriaffiliates.com**
Mike Polk, Roger Luehrs, Brad Atkins, Bruce Dodson, Chase Dodson, Dallas Dodson, Brian Reynolds, Mike Wilken



Don Walker
Listing Agent
308.764.7175



Offered Exclusively By:

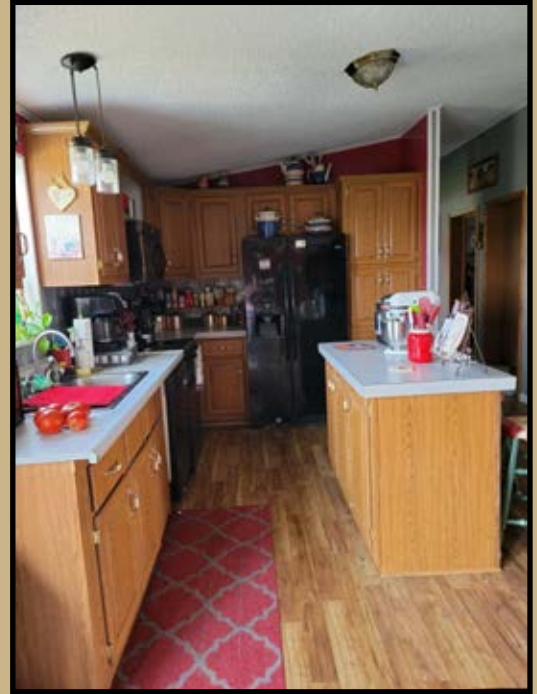
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





Improvements: Tract #1: 1,568 sq. ft. double wide built in 2010. 3 bedrooms, 2 bathrooms (master bathroom walk-in shower), central air (5 years old); 60X40 Steel Quonset with full cement floor and 1- 14X20 overhead door. 50X40 barn with continuous panel corrals. 2 wells supply water to the house and corrals.



“Big Enough to Serve You; Small Enough to Know You!”

CRP Info:

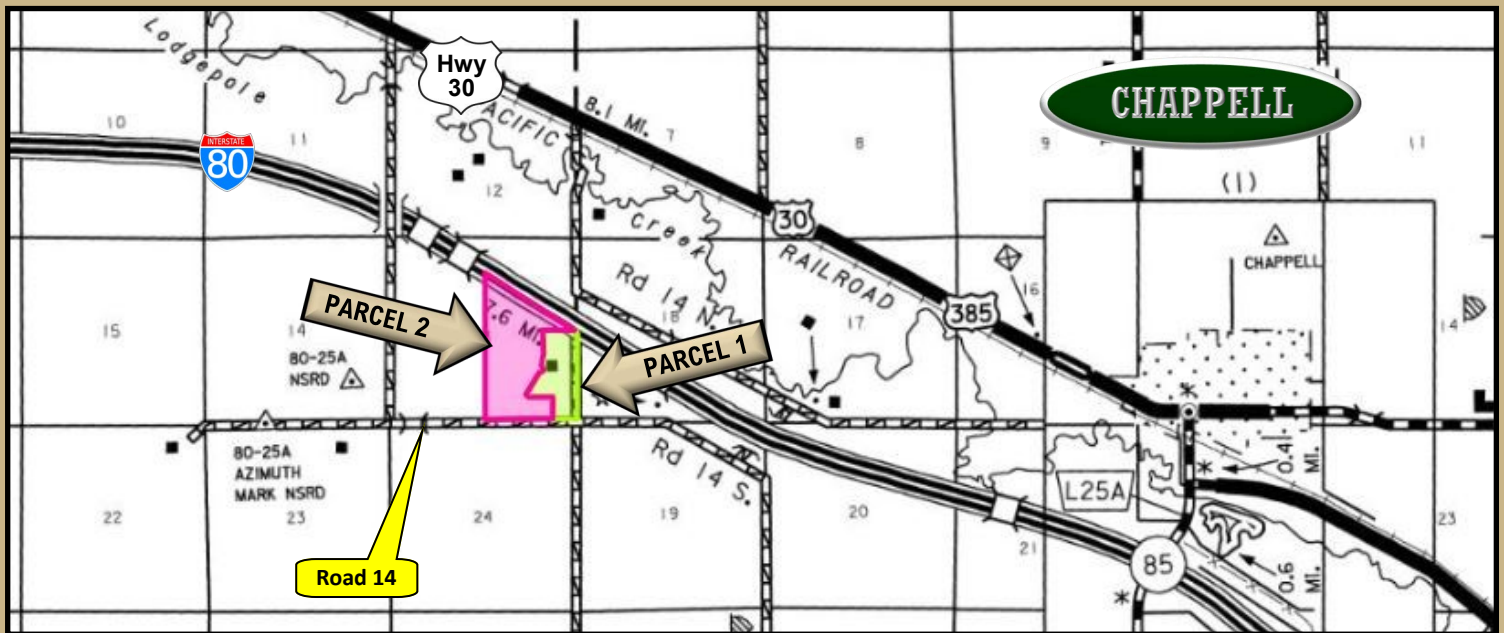
118.39 ac. CRP @ \$30.88/ac. totaling \$3,656.00 annual payment. Contract #11094 expires in 2031.

Comments:

Tract #1: Nice acreage with a modern house, a shop, barn and 50 acres of grass for all your toys and livestock. Conveniently located just minutes from Chappell and I-80. Lake McConaughy and all its recreational amenities are just a short drive away!

Tract #2: 142 acres of grass with good fences. Currently accepted into the Conservation Reserve Program (CRP)

Both tracts 1 & 2 must sell/close simultaneously.



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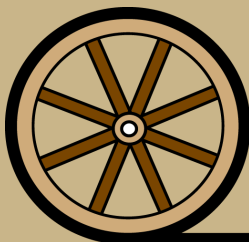


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