

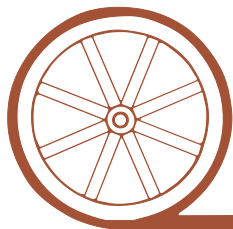
LAND FOR SALE

Deuel County Dryland



- Location:** The property is located 10 miles southeast of Chappell, Nebraska just 1/4 mile north from the Interstate 80 Exit 95 (Oshkosh/Julesburg Exchange). Property is split by Highway 27.
- Legal Description:** N1/2SW1/4 Section 31-T13N-R43W of the 6th P.M., Deuel County, Nebraska.
- Acres:** 81.51 Tax Assessed Acres
- Taxes:** 2013 Taxes Payable in 2014 - \$664.24
- Land Use:** Property is entirely non-irrigated cropland, currently in corn stalks.
- Soils:** Soils are 36% Class II, 58% Class III and 6% Class V. The three soil types represented on the property include some combination of the Satanta, Johnstown, Altvan and Eckley soil families.
- Price:** **\$90,000.00**
- Comments:** This is a very desirable dryland property with excellent access off of Highway #27. Good soils for the community with level to undulating terrain. Minerals reserved by Seller.
- Contact:** **Mike Polk; Listing Agent - 308-539-4446 or mike@agriaffiliates.com**
Tony Eggleston; Listing Agent - 308-530-6200 or tony@agriaffiliates.com
Don Walker, Roger Luehrs, Chase Dodson, Greg Polk, Jerry Weaver, Bruce Dodson

Offered Exclusively By:



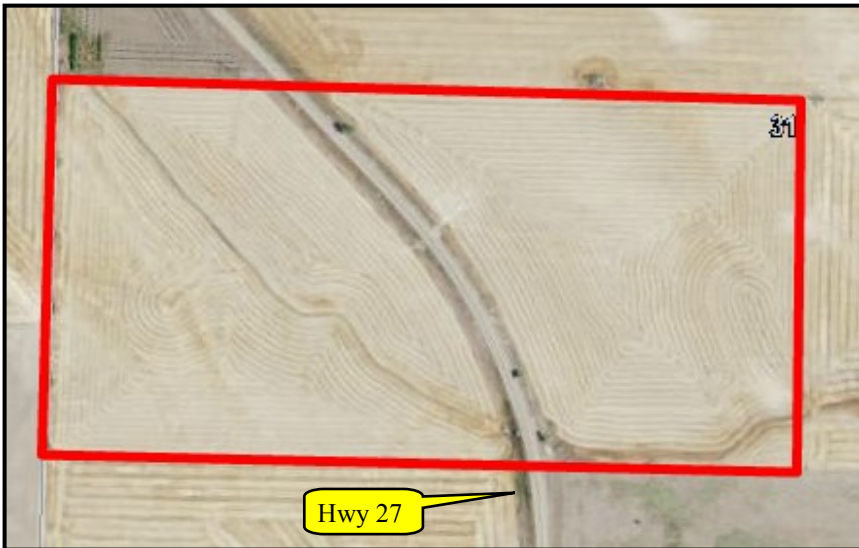
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...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com
(308) 534-9240
Fax (308) 534-9244

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