

## DEUEL COUNTY GRASS



A 318± acre parcel of grassland near Chappell, NE that is perfect for a dream home.

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$499,000</b>
<b>Location</b>	3 miles SE of Chappell, NE
<b>Legal Description</b>	35 13 45 W/2 in Deuel County, NE
<b>Acres</b>	Parcel 1: 30± acres Parcel 2: 288± acres <b>318.36± TOTAL ACRES</b>

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

**Taxes - Estimated** **\$2,016.42**

## Income Potential

20 pairs for 5 months = \$5,000

## Property Summary

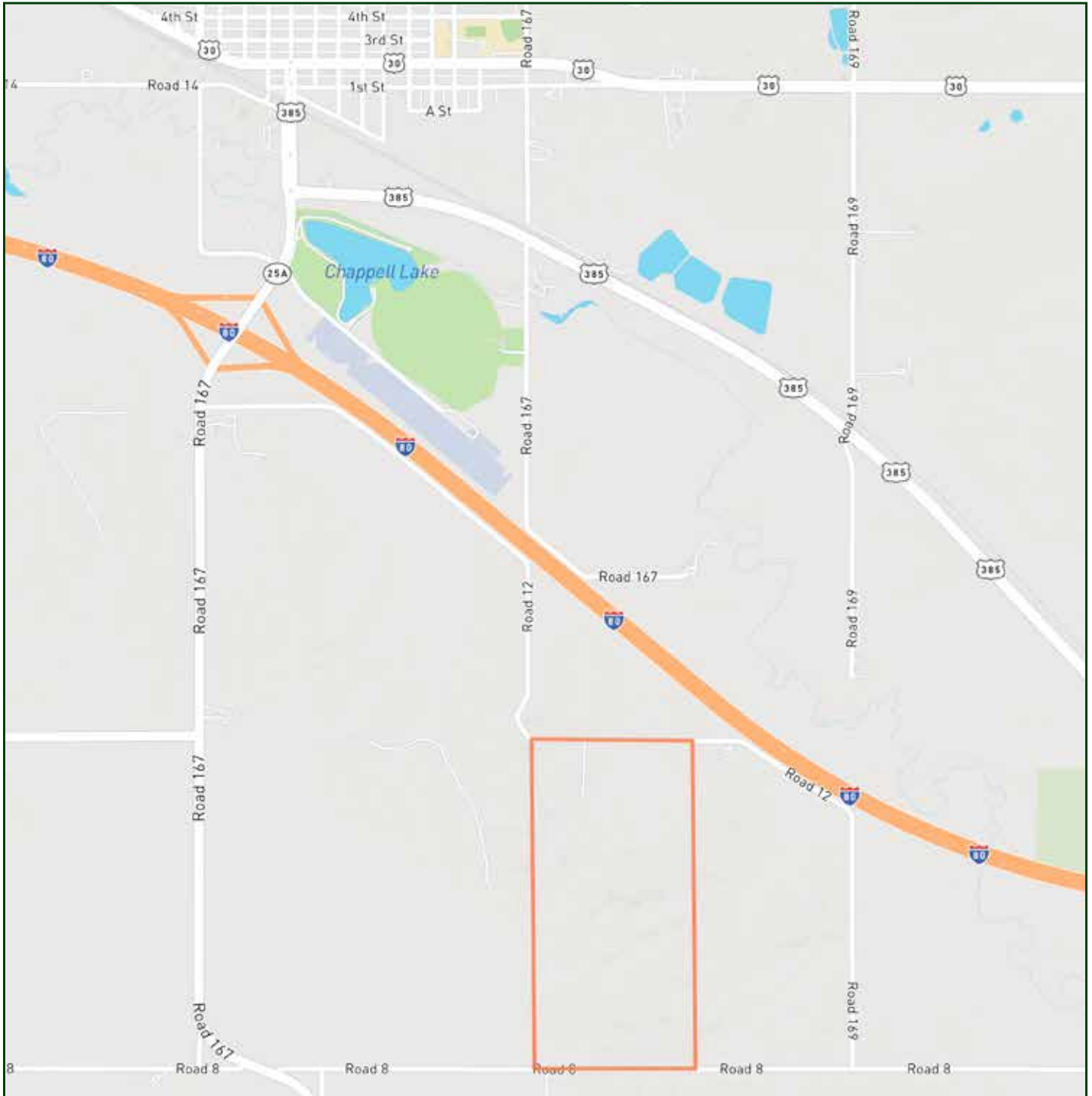
Here is 318 acres just off the I-80 interchange at Chappell NE.

This property can be accessed from the North via county road, or the south via county road. The property has several springs, great grass cover and several areas that would be great places to build your dream home. There is a nice group of trees near the older barn that would make an excellent place for a house. The barn was built in 1920 but has a new roof and is in good condition. It is set up with stalls to calve cows, but could easily be converted to horse stalls. The property has great access via a good county road only 3 miles SE of Chappell. The deer love this place with the springs and tall grass that has been kept in very good 2 condition. There is a windmill in the pasture and an electric well at the improvement site. Call Scott for more info or details.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



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# PROPERTY IMAGES





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# NEBRASKA EXPERTS, NATIONAL EXPOSURE

## Contact Information

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