

# LAND FOR SALE

## DEUEL COUNTY HOUSE & ACREAGE

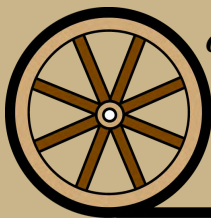


### 60 Acres + House & Improvements in Deuel County, Nebraska

- Location:** 2 miles west of Chappell, NE on County Rd. 159
- Legal Desc:** Parcel in E1/2 Sec. 13-T13N-R46W of the 6th P.M., Deuel County, Nebraska
- Acres & Taxes:** 59.2 tax assessed acres, 2021 taxes payable in 2022 - approximately \$1,591.00
- Price:** \$295,000.00
- Comments:** 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!



**Don Walker**  
*Listing Agent*  
308.764.7175



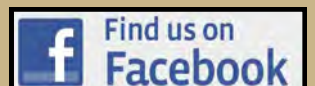
*Offered Exclusively By:*

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

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.

**NORTH PLATTE OFFICE**  
401 Halligan Drive  
PO Box 1166  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

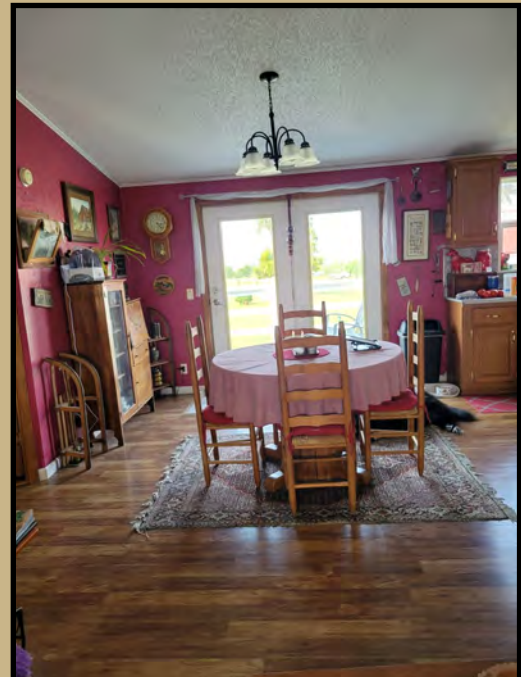
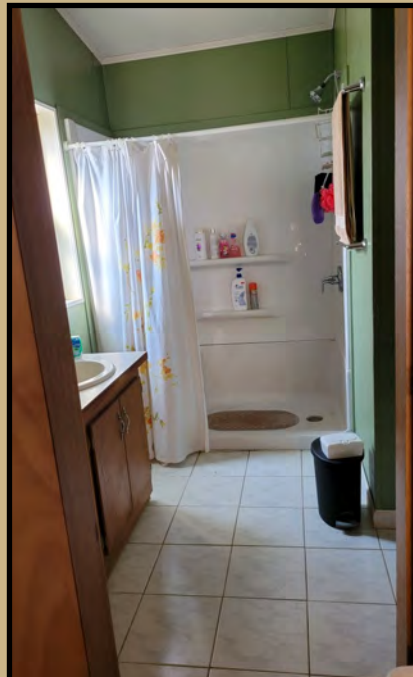
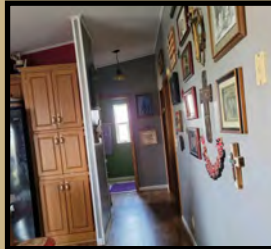
**(308) 534-9240**





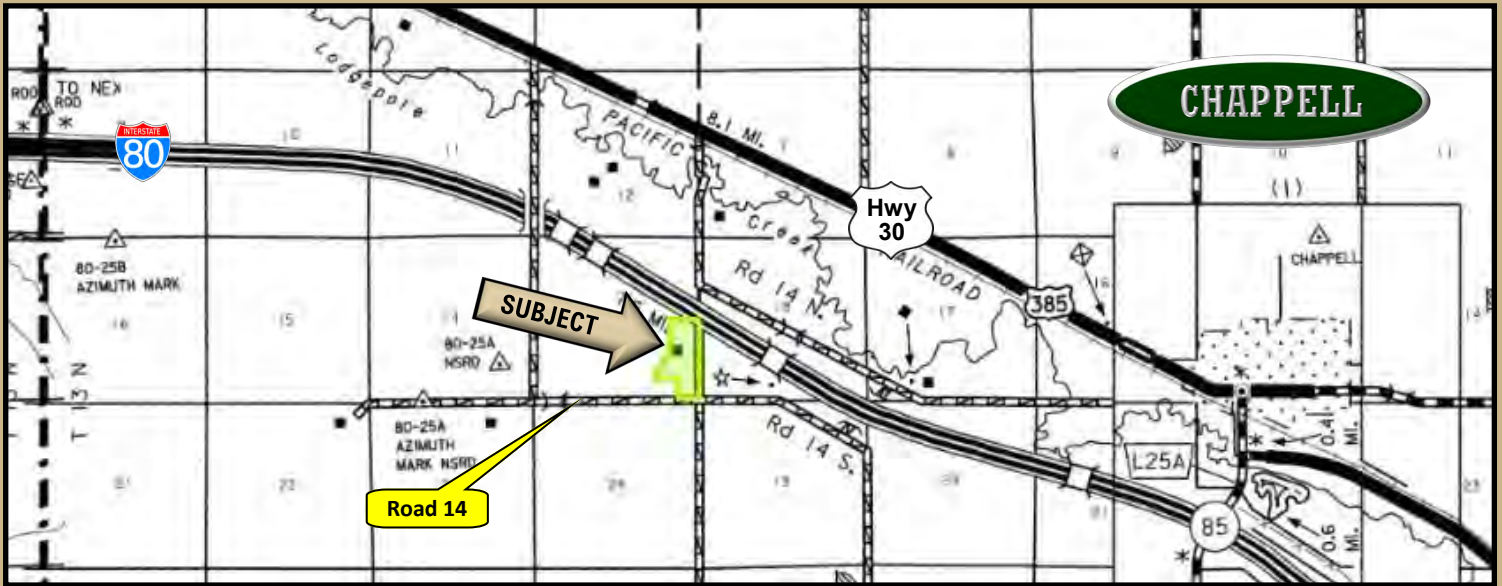


**Improvements:** 1,568 sq. ft. double wide built in 2010. 3 bedrooms, 2 bathrooms (master bathroom walk-in shower), central air (5 years old); 60X40 Steel Quonset with full cement floor and 1- 14X20 overhead door. 50X40 barn with continuous panel corrals. 2 wells supply water to the house and corrals.

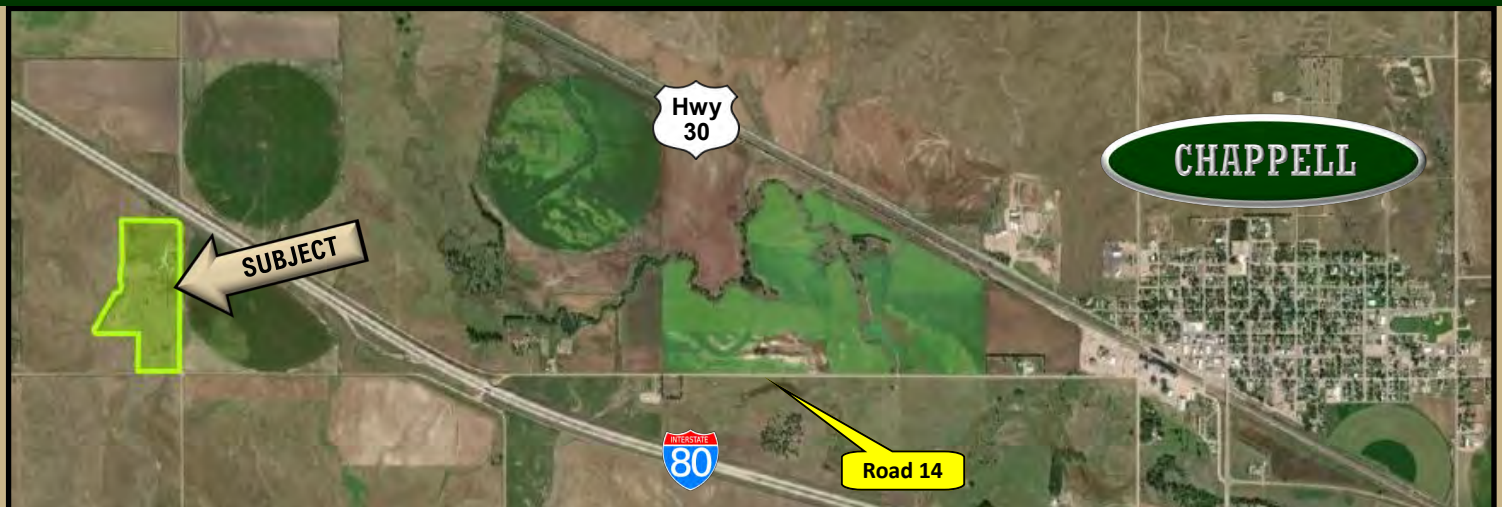


*“Big Enough to Serve You; Small Enough to Know You!”*





Adjoining 142 acres of CRP & Pasture is also for sale



*"Big Enough to Serve You; Small Enough to Know You!"*



**Jerry Weaver, AFM**  
Broker / Management  
jerry@agriaffiliates.com  
308/539-4456



**Tony Eggleston, ARA**  
President / Appraiser  
tony@agriaffiliates.com  
308/530-6200



**Mike Polk**  
Real Estate Sales  
mike@agriaffiliates.com  
308/539-4446



**Bruce Dodson, AFM**  
Management / Sales  
bruce@agriaffiliates.com  
308/539-4455



**Chase Dodson**  
Management / Sales  
chase@agriaffiliates.com  
308/520-1168



**Brian Reynolds**  
Management / Sales  
breynolds@agriaffiliates.com  
308/380-5734



**Bonnie Downing, ARA**  
Appraisal / Sales  
bdowning@agriaffiliates.com  
308/530-0083



**Dallas Dodson**  
Real Estate Sales  
dallas@agriaffiliates.com  
402/389-0319



**Don Walker**  
Real Estate Sales  
donw@agriaffiliates.com  
308/764-7175



**Brad Atkins**  
Management / Sales  
batkins@agriaffiliates.com  
308/530-9012



**Roger Luehrs**  
Real Estate Sales  
roger@agriaffiliates.com  
308/631-2506



**Dave Masek**  
Real Estate Sales  
dmasek@agriaffiliates.com  
308/539-5670



**Bart Woodward, ARA**  
Management / Broker / Appraisal  
bart@agriaffiliates.com  
308/233-4605



**Bryan Danburg**  
Management / Sales  
bryan@agriaffiliates.com  
308/380-3488



**Mike Wilken**  
Appraisal Trainee / Sales  
mwilken@agriaffiliates.com  
402/297-6611



**Adam D Pavelka, JD**  
Management / Sales  
adam@agriaffiliates.com  
402/984-7744

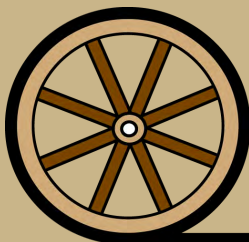


**Jeff Parr**  
Management / Sales  
jeffparr@agriaffiliates.com  
402/984-7410

FOR MORE INFORMATION CONTACT:

**Don Walker, Listing Agent - 308.764.7175 | donw@agriaffiliates.com**

Mike Polk, Bruce Dodson, Chase Dodson, Mike Wilken, Brad Atkins, Dallas Dodson, Brian Reynolds



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

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