

LAND FOR SALE

364.06+/- Acres • Dawes County, Nebraska
Offered at \$438,000

Highlights:

- Beautiful creek land including Bordeaux Creek, Madden Creek, and White River
- Flat, hayable bottom ground and pasture
- Lots of trees and good quality soils
- Great location approximately 6½ miles north of Chadron



L-2100018

Property Location: Travel 4.75 miles north of Chadron, Nebraska, on Ormesher Road, then .3 miles east and 1.25 miles north on Trinkle Road to the southwest corner of the land.

Quality, hard-to-find property located close to town!



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For additional information, please contact:

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Property Information

Property Description: This land consists of 364+/- acres, and can be operated as a farm or a ranch or both.

Legal Description: Pt of NW¼ and S½ of Section 9, T34N, R48W of the 6th PM, Dawes County, Nebraska, less house and outbuildings on one acre, all consisting of 364.06+/- acres.

Farm Data:

Hayland	142.0 acres
Pasture	219.0 acres
Water	<u>3.0 acres</u>
Total	364.0 acres

2019 Taxes: \$2,328.54

Price: \$438,000

Agent Comments: It's very hard to find this type of quality land this close to town.

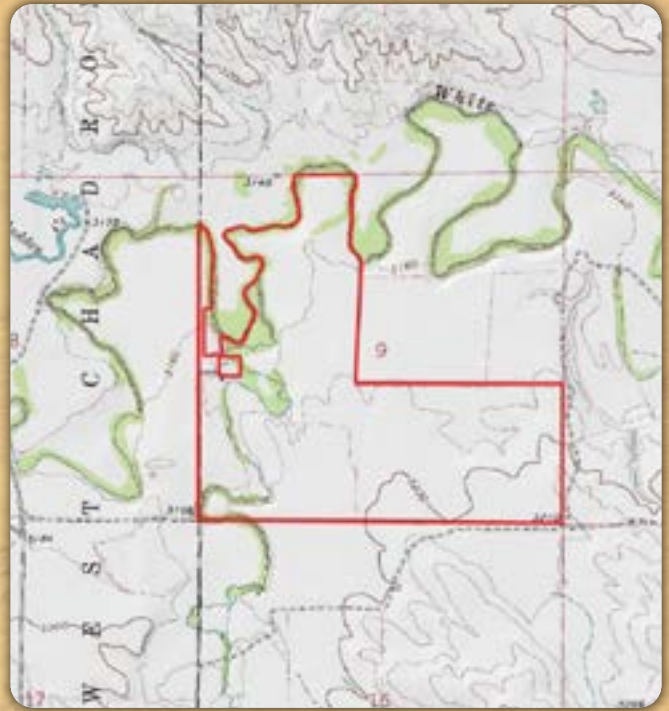
Aerial Photo



Soils Map



Topography Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5871	Tripp silt loam, 1 to 3 percent slopes	36.8	10.13	2e
6093	Sarben fine sandy loam, 9 to 30 percent slopes	47.0	12.93	6e
5980	Jayem loamy very fine sand, 6 to 9 percent slopes	4.5	1.24	4e
5870	Tripp silt loam, 0 to 1 percent slopes	40.5	11.14	2c
5637	Haverson silt loam, 0 to 3 percent slopes	6.1	1.69	2c
6092	Sarben fine sandy loam, 6 to 9 percent slopes	14.8	4.08	4e
1535	Sulco-Haverson loams, 0 to 50 percent slopes	9.3	2.57	7e
5639	Haverson silty clay loam, occasionally flooded	32.7	9.01	2w
1037	Glenberg loamy very fine sand, occasionally flooded, 0 to 3 percent slopes	6.5	1.79	4w
1357	Bridget silt loam, 3 to 6 percent slopes	11.5	3.16	3e
5638	Haverson silt loam, occasionally flooded	0.4	0.12	2w
5060	Buften silty clay loam, 1 to 3 percent slopes	96.9	26.67	3e
5640	Haverson loam, 0 to 3 percent slopes, frequently flooded	56.3	15.5	6w
TOTALS		363.3	100%	3.71



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