FARMERS NATIONAL COMPANY

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L-2600326



SCAN THE QR CODE FOR MORE INFO!

LAND FOR SALE

320.79± Acres, Deuel County, Nebraska

PRICE REDUCED

$545,000

Highlights:

- Excellent Access via County Road on South Side
- Split in to 3 full mile strips
- Great opportunity for 3 crop dryland rotation



For additional information, please contact:

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Property Information

Directions to Property:
From Chappell, take County Road 165 (Wheatland Drive) north for 5 miles. Turn west onto County Road 24 and continue for 4 miles. The property is located on the northwest corner of the intersection of County Road 24 and County Road 157.

Legal Description:
E 1/2 23-14-46

Property Description:
This 320.79± acre dryland cropland tract is located in western Deuel County, Nebraska, northeast of Lodgepole, in a well-established agricultural area known for consistent dryland production. The farm is thoughtfully configured into three full mile-long strips, providing an excellent layout for an efficient three-crop dryland rotation and streamlined field operations. Old farm building on SE corner of the property that sells in AS IS CONDITION.

The tract offers strong access via a well maintained county road along the south side, allowing for easy movement of equipment and grain. Its location provides convenient hauling distance to multiple local grain markets, enhancing marketing flexibility and operational efficiency.

The property is currently being farmed by a dependable tenant under a verbal crop-share lease in place through the summer of 2026, allowing for immediate income while offering flexibility for future ownership plans.

Whether you're an operator looking to expand your acreage base or an investor seeking quality dryland farmland with solid access and long-term potential, this Deuel County offering represents an attractive opportunity.

Farm Data:

Cropland	319.08 acres
Roads	1.71 acres
Total	320.79 acres

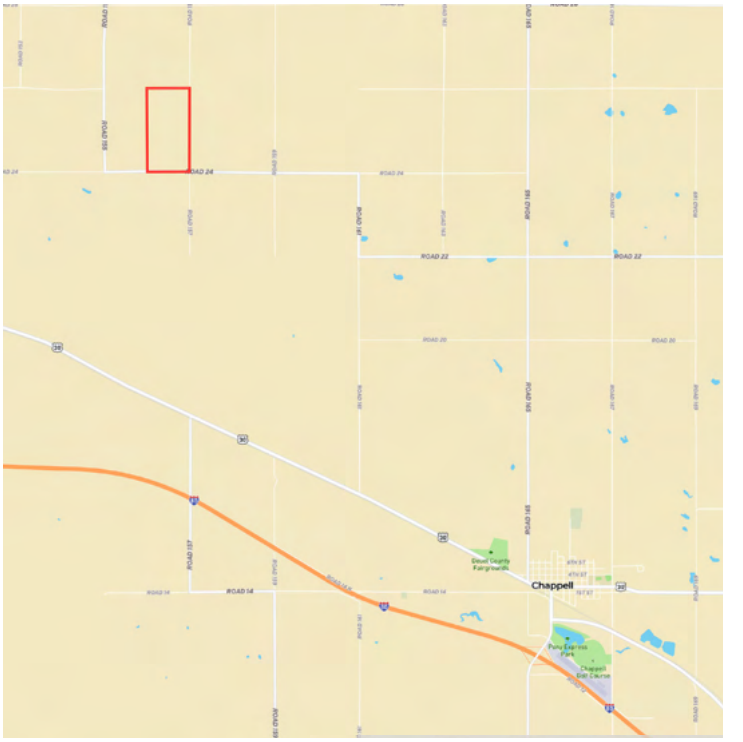
FSA Information:

	Base	Yield
Wheat	107.50 acres	43 Bushels
Corn	119.40 acres	44 Bushels

2025 Taxes: $2,400.89

Price: $545,000

Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	138.31	43.17	0	47	2e
1820	Satanta-Altvan complex, 3 to 6 percent slopes	104.28	32.55	0	41	3e
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	64.02	19.98	0	42	2e
1838	Sidney loam, 3 to 6 percent slopes	13.06	4.08	0	42	3e
5942	Duroc loam, 0 to 1 percent slopes	0.69	0.22	0	62	2c
TOTALS		320.36(*)	100%	-	43.88	2.37





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