



**AgPro**  
REALTY

**List Price**  
**\$375,000**

Broker/Owner: Derek Russell

# Acresage For Sale

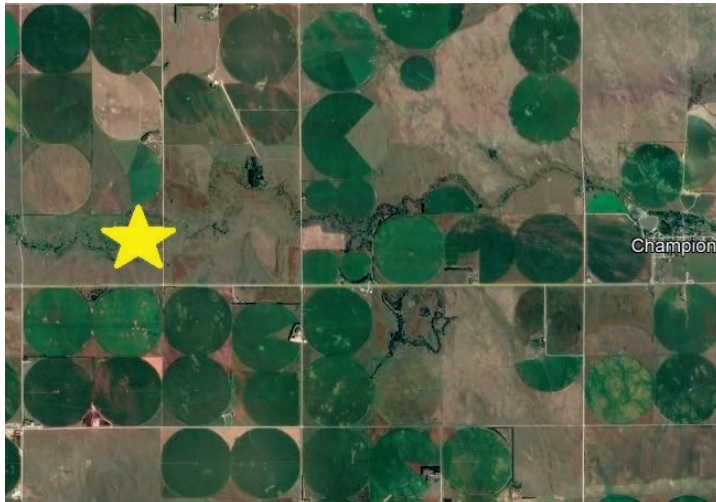
**73424 323 Avenue • Champion, NE 69023**



## Property Features

- Secluded Property on 40 Acres
- 2 Homes:
  - House #1: 2,144 Sq. Ft. • 2 Bed/2 Bath • Built in 1973
  - House #2: 1,404 Sq. Ft. • 3 Bed/2 bath • Built in 2000
- 25' x 48' Utility Building
- Property is 1/4 mile Off the Highway
- Diverse Wildlife Habitat (birds, deer, rabbits, turtles, and frogs)
- Grazing Potential for a Variety of Livestock
- Mature Trees and Shrubs Provide Privacy
- Mowed Trail Offers Access to the Lower Meadow

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- **Located 3.5 Miles West of Champion in the Champion Valley**
- **2022 Taxes: \$2,193.12**



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