



AgPro
REALTY

List Price
\$435,000

Broker/Owner: Derek Russell

Acresage For Sale

73424 323 Avenue • Champion, NE 69023



Property Features

- Secluded property on 40 acres
- 2 Bed/2 Bath with 2,144 Sq. Ft.
- 25' x 48' Utility Building
- All new Bristol windows to be installed before closing
- Updated laminate flooring on the main floor
- Updated carpet on the lower level
- New onyx walk-in shower
- New paint throughout the house
- The manufactured house has been removed from this property
- Grazing potential for horses, goats, sheep, and other animals
- 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
- Legal Description: NE1/4SE1/4 Sec 23-T6N-R40W; Chase County
- 2022 Taxes: \$1,158.66



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