

# Chappell Dryland Quarter

160.90 Acres

Deuel County, NE

\$356,500



HAYDEN  OUTDOORS®



# Chappell Dryland Quarter

TOTAL ACRES:

160.90

PRICE:

\$356,500

COUNTY:

Deuel County

CLOSEST TOWN:

Chappell, NE

## Activities & Amenities:

ATV/Off Road  
Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Upland Birds  
Income Producing

## Land Details:

Address: TBD, Chappell,  
Nebraska 69129, USA  
Closest Town: Chappell  
Total Acres: 160.90  
Deeded Acres: 160.90  
Leased Acres: 0.00  
Zoning: Agriculture  
Elevation: 3,800  
Topography: Level to Rolling  
Vegetation: Winter wheat  
Pasture Acres: 0  
Irrigated Acres: 0  
Riverbottom Acres: 0  
Water Rights: Yes, All appurtenant water  
rights associated with this property.  
Mineral Rights: Yes, All if any  
currently owned by the Seller will  
transfer to the Buyer at Closing.  
Income Type: Crops  
Estimated Taxes: \$1,172 - 2021  
Source of lot size: Assessor/Tax Data

## Property Summary

Chappell Dryland Quarter is a tremendous opportunity to purchase a quality dryland quarter of farmland and will make an excellent addition to your existing farm or investment portfolio. This farm is currently planted to winter wheat with the crop going to the Buyer.

## Land

The Chappell Dryland Quarter consists of 162.17 +/- acres of highly productive land per the USDA/FSA

## Recreation

Chappell Dryland Quarter offers endless recreation from hunting small game and varmints to monster plains mule deer and pronghorn. You also have the opportunity to go hiking, biking or having fun on your ATV/UTV all on your own property!

## Agriculture

The Chappell Dryland Quarter has been farmed the past 3 years without commercial fertilizer or chemicals creating a great opportunity for anyone considering an organic dryland farm.

## Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property will transfer to the Buyer at Closing. All Mineral Rights currently owned by the Seller will transfer to the Buyer at Closing.







## General Operations

The Chappell Dryland Quarter is a typical dryland farm in the area with a normal dryland crop rotation.

## Region & Climate

- Chappell, Nebraska gets 19 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Chappell averages 33 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 230 sunny days per year in Chappell. The US average is 205 sunny days.
- Chappell gets some kind of precipitation, on average, 64 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

## Weather Highlights


- Summer High: the July high is around 90 degrees | Winter Low: the January low is 14
- Rain: averages 19 inches of rain a year | Snow: averages 33 inches of snow a year

## Location

The Chappell Dryland Quarter is located Northeast of the community of Chappell and South of the community of Oshkosh, just 2 miles west off Hwy 27 on County Road 22 and then 1/2 mile south on a trail road. Chappell is located off Interstate 80 approximately 2 hours east of Cheyenne, WY and 6 hours west of Omaha, NE

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 Boundary 161.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6095	Sarben loamy fine sand, 3 to 6 percent slopes	52.24	32.36	0	38	4e
5942	Duroc loam, 0 to 1 percent slopes	44.71	27.7	0	62	2c
1509	Altvan-Eckley-Satanta complex, 3 to 9 percent slopes	34.6	21.43	0	26	4e
5965	Jayem fine sandy loam, 0 to 3 percent slopes	19.84	12.29	0	41	3e
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	9.87	6.11	0	46	2e
1838	Sidney loam, 3 to 6 percent slopes	0.1	0.06	0	38	3e
1820	Satanta-Altvan complex, 3 to 6 percent slopes	0.07	0.04	0	38	3e
TOTALS		161.43(*)	100%	-	42.93	3.2

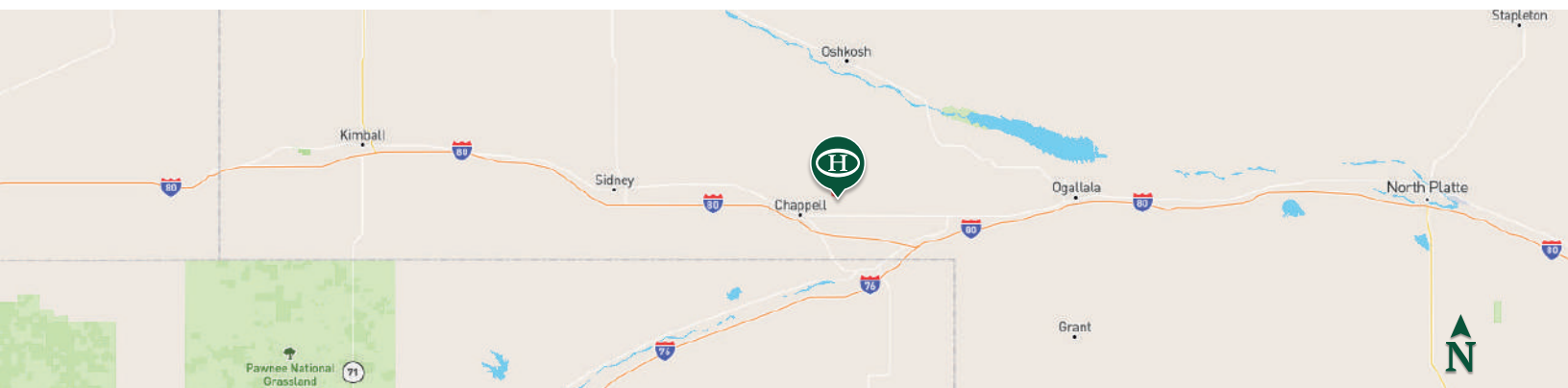
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.








 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



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