

WESTERN DEUEL COUNTY CRP

481± ACRES | DEUEL COUNTY, NE

NEW LISTING



OVERVIEW:

481± acres located 7± miles southwest of Chappell, NE. 457± acres enrolled in CRP at average of \$41.62/acre. Total annual payments of \$19,023 – contracts run through 2029 to 2031.

QUICK FACTS:

- 481.0± total acres
- 457.06± acres enrolled in CRP
- Located 7± mi southwest of Chappell, NE
- Road 10 (south boundary)
- Total annual CRP payments of \$19,023
- Possession upon closing
- R/E Taxes: \$3,580.86 (2024)
- LEGAL: W½ & NE¼ Sec 27, T12N, R46W
- Seller to convey all OWNED mineral rights, if any

Asking Price \$440,000

CRP Contract#	Acres	\$/Ac.	Annual	Exp.
11012A	5.28	\$38.98	\$206	9/30/2029
11013B	22.78	\$36.58	\$833	9/30/2029
11040A	73.68	\$40.43	\$2,979	9/30/2030
11041A	112.83	\$39.94	\$4,506	9/30/2030
11419A	66.49	\$24.07	\$1,600	9/30/2030
11418A	10.18	\$28.50	\$290	9/30/1930
11639A	165.82	\$51.92	\$8,609	9/30/1931
457.06		\$41.62	\$19,023	



NOTICE TO PROSPECTIVE BUYERS

The information contained herein has either been provided by the Seller or obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction nor the Seller assumes responsibility for any omissions, corrections, or withdrawals. Maps are not intended as a survey and are for illustrative purposes only. Legal description(s) is(are) subject to existing fence/field boundaries or land use trades, if any; no warranty is expressed or implied as to exact acreages of each parcel. Prospective buyers should verify all information contained herein, and are urged to fully inspect the property, its condition, and to rely on their own conclusions. All equipment and improvements, if applicable, are to be sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.

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We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

929,846

total acres sold

432

successful auctions

18,674

auction attendees

2,025

transactions



Western Deuel County CRP

481± Total Acres
Asking \$440,000

NEW LISTING

DEUEL COUNTY, NE



Investment opportunity
with CRP acres with
passive income near
Chappell, NE.

SCAN THE QR FOR
PHOTOS, SOILS,
MAPS & MORE!

