

# North Chappell Dryland

320± ACRES | DEUEL COUNTY, NE

New Listing



## OVERVIEW:

Productive land with class II soils; this is an excellent opportunity to expand your operation or investment portfolio. Buyer(s) will receive landlord's share of wheat in 2025 (1/3 share) and will have possession of land currently in wheat stubble upon closing.

## QUICK FACTS:

- 320.7± total acres; 310.1± tillable acres
- Located 6± mi north of Chappell, NE
- Road 165 (west boundary), Road 26 (south) & Road 167 (east)
- 154.0± acres to be planted to wheat this fall; subject to tenant rights
- 156.1± acres in wheat stubble
- FSA Crop Base: 177.55 ac wheat @ 39 bu
- R/E Taxes: \$2,839.54 (2023)
- LEGAL: S½ Sec 15, T14N, R45W
- Seller to convey all OWNED mineral rights

Asking Price \$496,000

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



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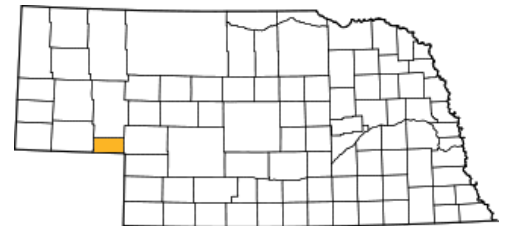
# North Chappell Dryland

320± Total Acres

New Listing



DEUEL COUNTY, NE



Half-section of dryland farm ground currently in growing wheat and wheat stubble. Located just 6± miles north of Chappell, NE, with easy access and productive soils.

