

# 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
	<b>457.06</b>	<b>\$41.62</b>	<b>\$19,023</b>	



## NOTICE TO PROSPECTIVE BUYERS

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Office: 970.522.7770 | Toll Free: 800.748.2589 | [reckagri.com](http://reckagri.com)



For More Information, Contact:

Ben Gardiner, Broker Associate  
[bgardiner@reckagri.com](mailto:bgardiner@reckagri.com)

Marc Reck, Broker  
[marcreck@reckagri.com](mailto:marcreck@reckagri.com)

## The proof is in the numbers.

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

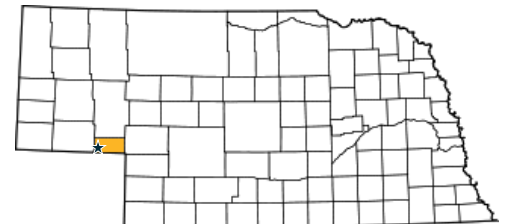


# Western Deuel County CRP

**481± Total Acres**  
**Asking \$440,000**

**NEW LISTING**

DEUEL COUNTY, NE



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

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

