



Garden, Deuel, & Cheyenne  
Counties, Nebraska  
Non-Irrigated Cropland  
5,531.9  $\pm$  Acres  
\$1,380/Acre



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## PROPERTY INFORMATION

<b>Offered At:</b>	\$7,634,002.00
<b>Total Acres:</b>	5,531.9 $\pm$ Acres Non-Irrigated Cropland
<b>Mineral Information:</b>	Seller retains all mineral rights.
<b>Real Estate Taxes:</b>	\$49,535.42 (estimated)
<b>Climate:</b>	The area receives 19 inches of rain and 33 inches of snow, on average, per year. On average, there are 230 sunny days per year in Garden County. Temperatures reach highs around 90 degrees in the summer and lows around 14 degrees in the winter.
<b>Location:</b>	Located near the town of Chappell, NE
<b>Directions:</b>	Chappell, NE is located 30 miles east of Sidney, NE.
<b>Airport:</b>	Sidney Municipal Airport. Public airport with runway 6,600'.

Great investment opportunity for a farmer or investor! Rarely will you have the chance to purchase over 5,500 acres of productive farmland in Nebraska at one time. These non-irrigated farms offer quality soils and are near several good highways and Interstate 80. This farming operation is located in the panhandle of Nebraska in the counties of Deuel, Garden, and Cheyenne and is close to the strong farming community of Chappell.

Chappell, NE rests at an elevation of 3,701' and is the county seat of Deuel County. The population is approximately 867. This area has three relatively close grain elevators to accommodate harvest.

# TRACT 1

**PID - 350021031**

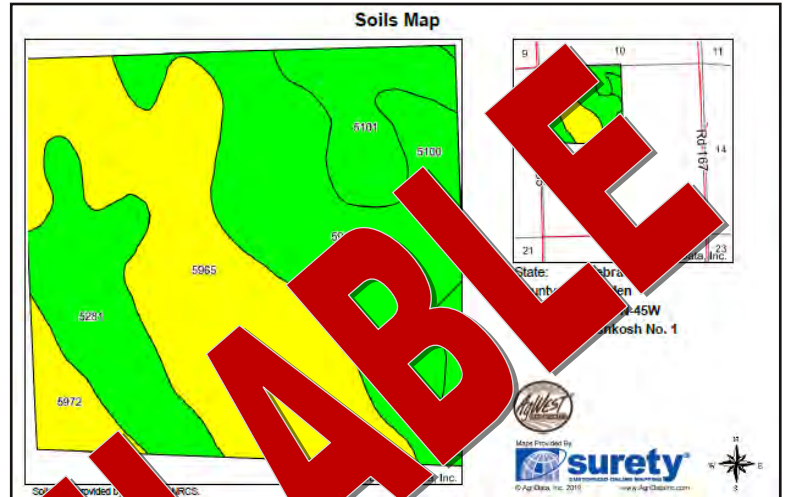
**Legal Description: NW1/4 15-16-45**

**Acres: 150.53**

**Taxes: \$1030.68**

**Latitude: 41.364242**

**Longitude: -102.470256**



# TRACT 2

**PID - 350014914**

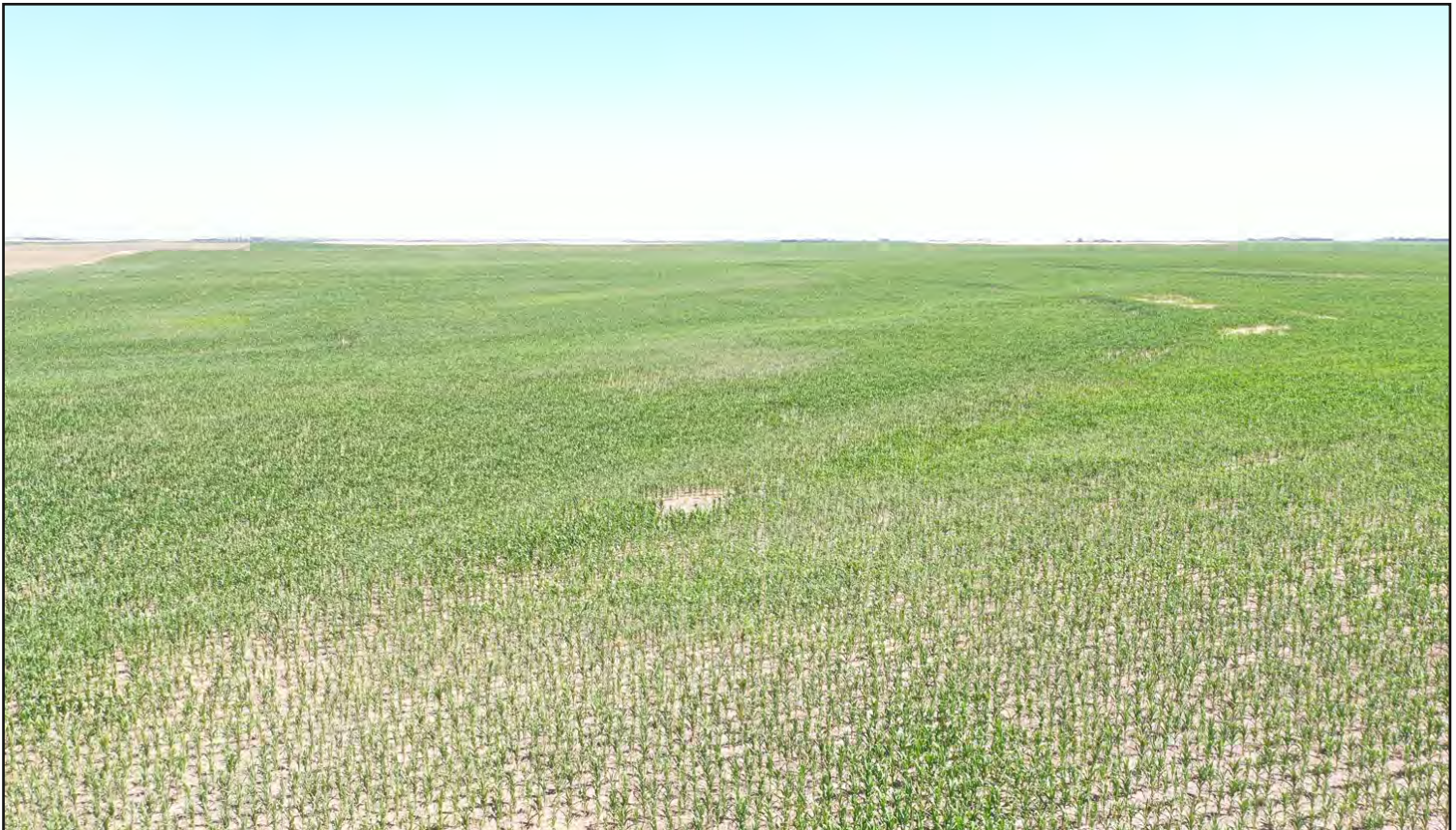
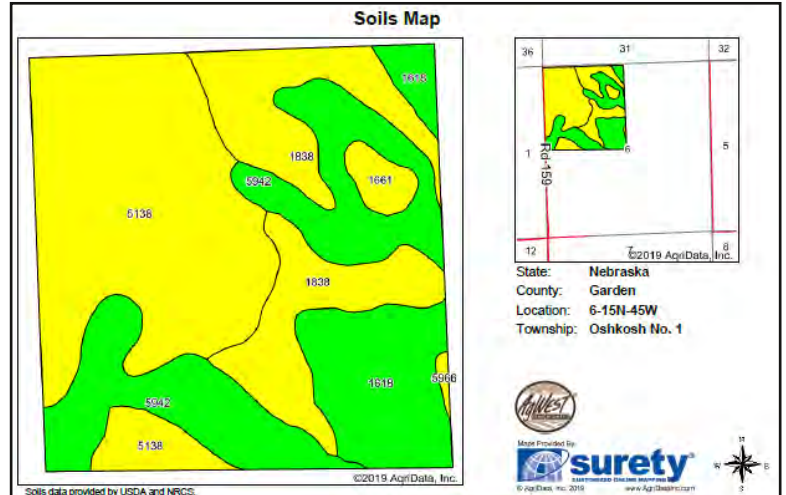
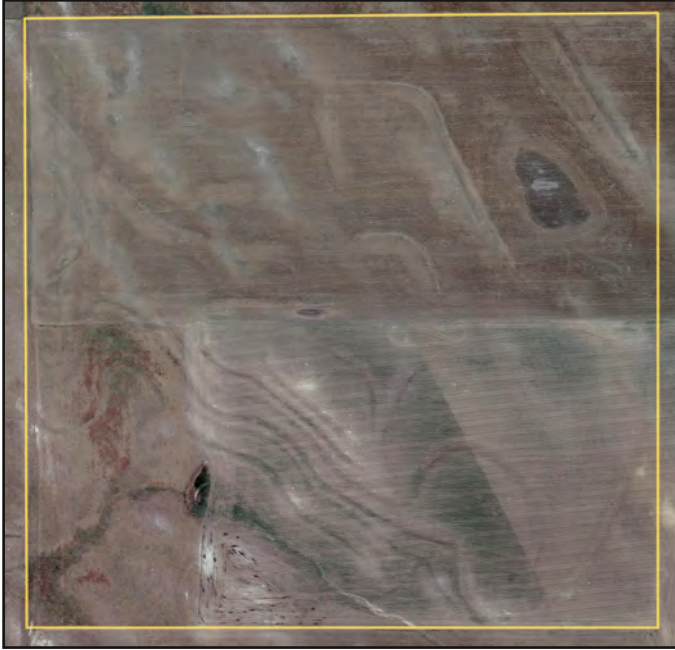
**Legal Description: NW1/4 6-15-45**

**Acres: 154.53**

**Taxes: \$1,051.90**

**Latitude: 41.305895**

**Longitude: -102.527813**



# TRACT 3

**PID - 350014892**

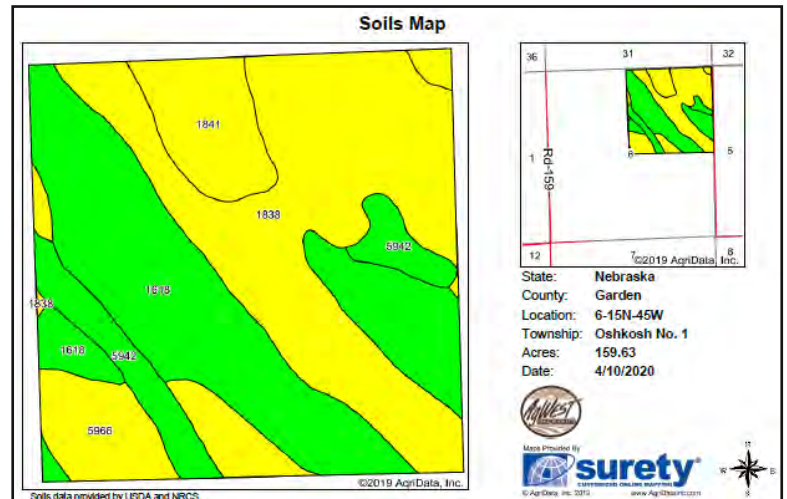
**Legal Description: NE1/4 6-15-45**

**Acres: 159.18**

**Taxes: \$1,095.28**

**Latitude: 41.30631**

**Longitude: -102.519567**



## TRACT 4

**PID - 350014906**

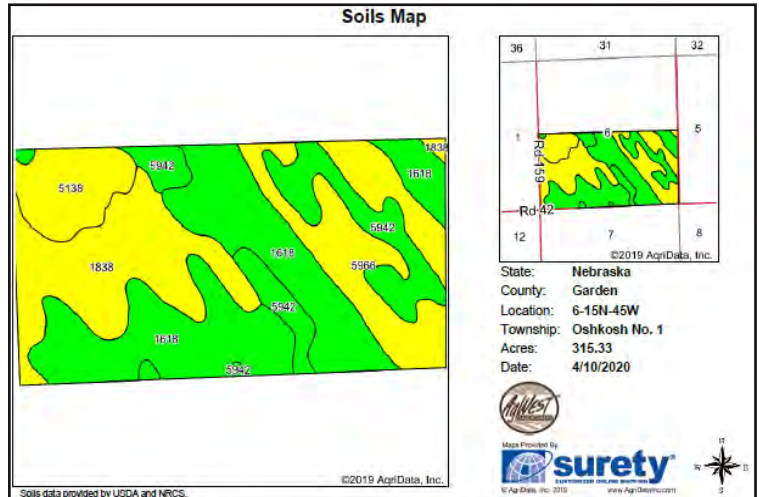
**Legal Description:** S1/2 6-15-45

**Acres: 312.16**

**Taxes: \$2,149.54**

**Latitude:** 41.299143

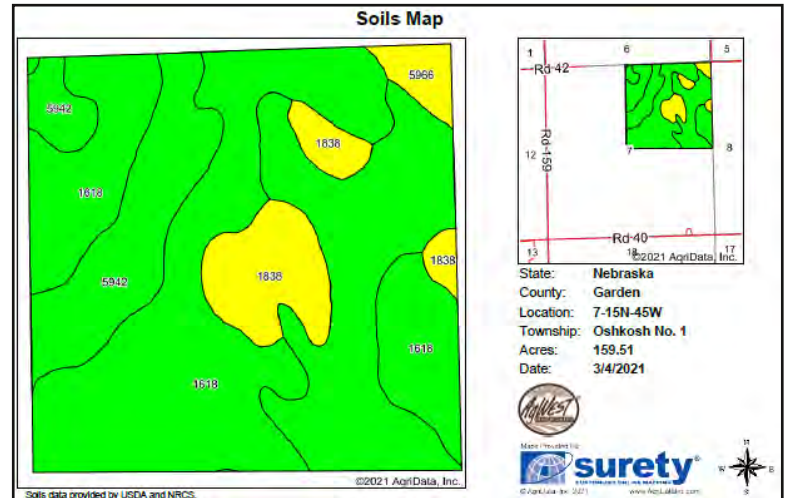
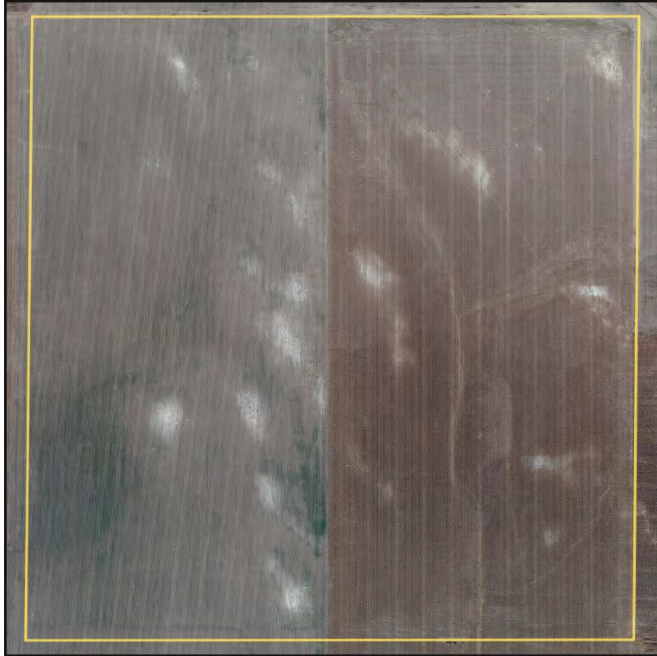
Longitude: -102.523428



## TRACT 5

**Acres: 161.41**

**Longitude:** -102.519199



# TRACT 6

**PID - 350014981**

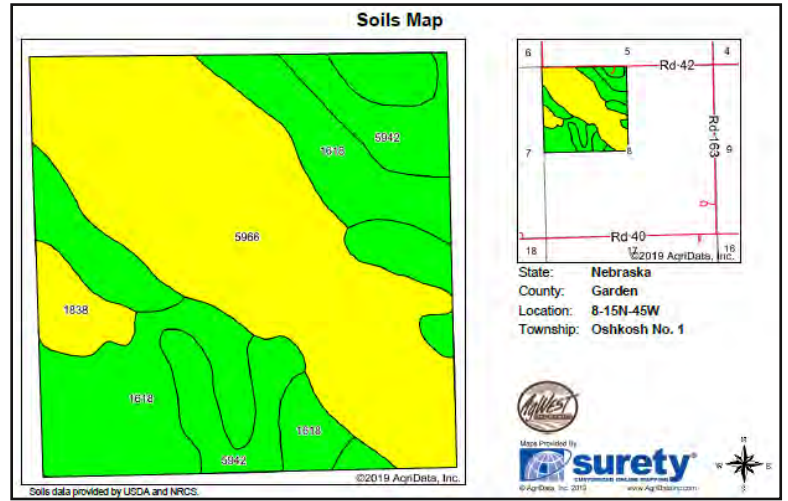
**Legal Description: NW1/4 8-15-45**

**Acres: 163.18**

**Taxes: \$1,201.06**

**Latitude: 41.291694**

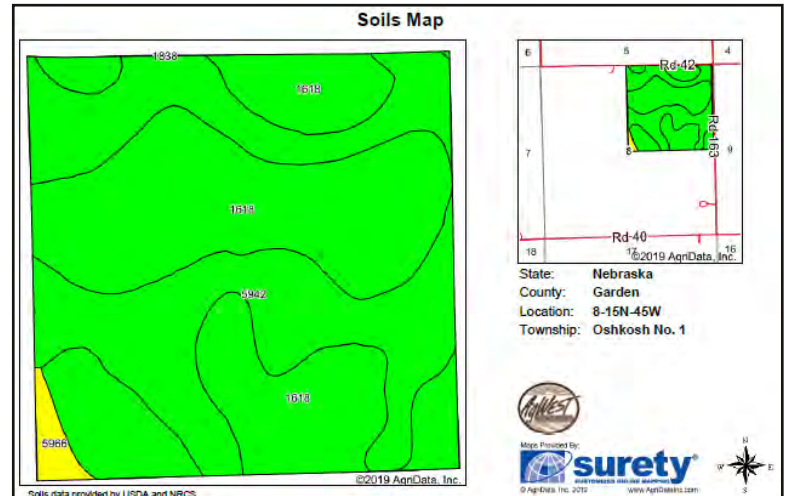
**Longitude: -102.509359**



## TRACT 7

**Acres: 162.73**

Longitude: -102.499825



# TRACT 8

**PID - 350016186**

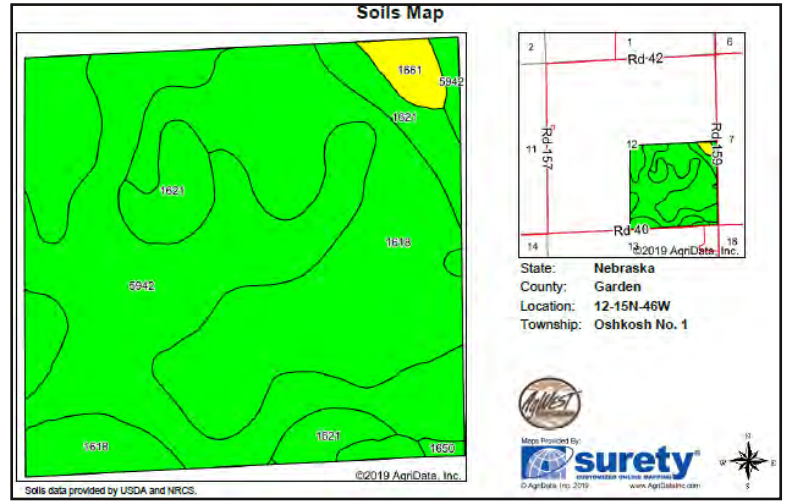
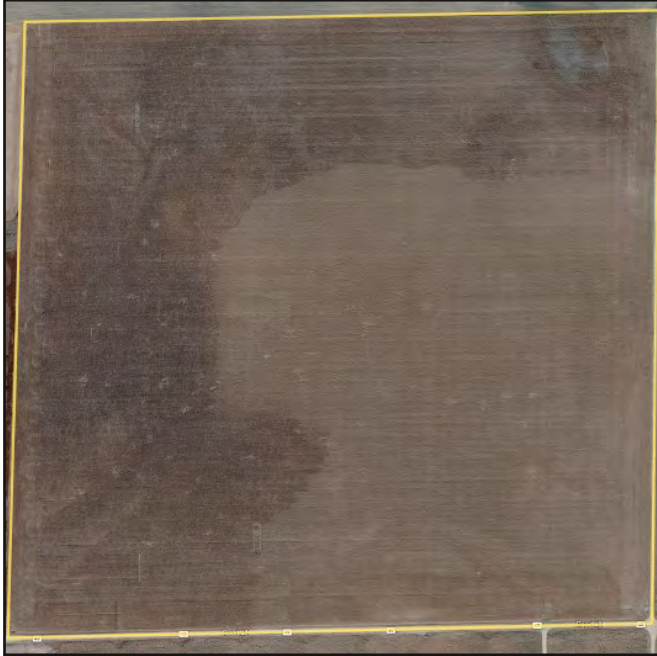
**Legal Description: SE1/4 12-15-46**

**Acres: 164.95**

**Taxes: \$1,608.24**

**Latitude: 41.283857**

**Longitude: -102.537848**



# TRACT 9

**PID - 350062110**

**Legal Description:**

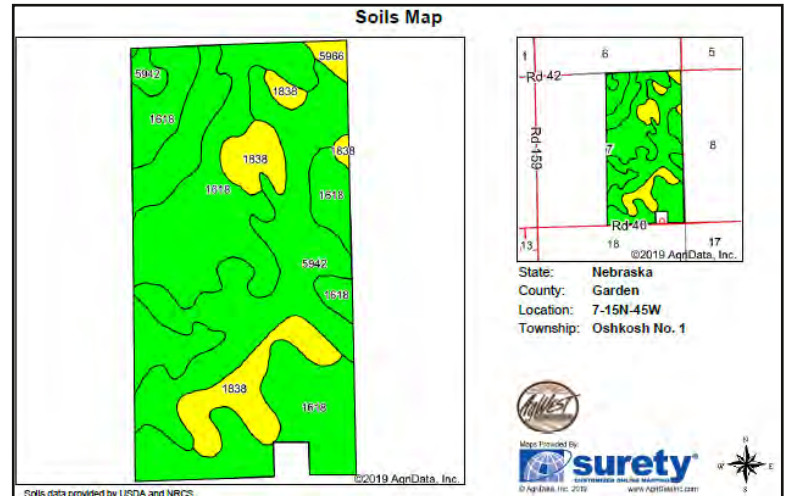
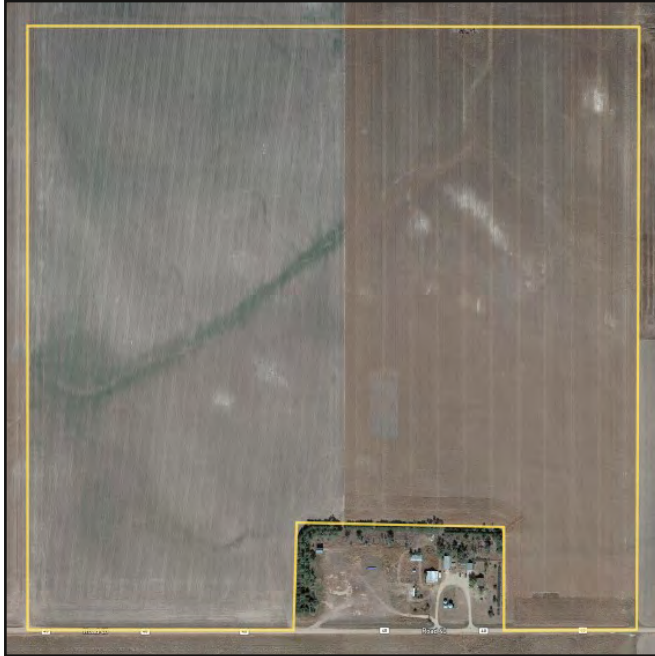
**SE1/4 LESS 4. 18A 7-15-45**

**Acres: 160.57**

**Taxes: \$1,137.22**

**Latitude: 41.284293**

**Longitude: -102.519122**



# TRACT 10

**PID - 350015015**

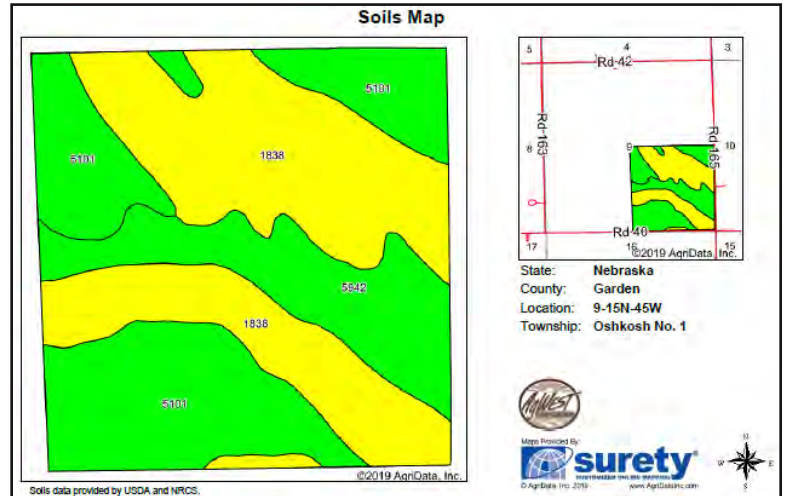
**Legal Description: SE1/4 9-15-45**

**Acres: 162**

**Taxes: \$1,090.54**

**Latitude: 41.284231**

**Longitude: -102.48039**



# TRACT 11

PID - 350015341

### Legal Description:

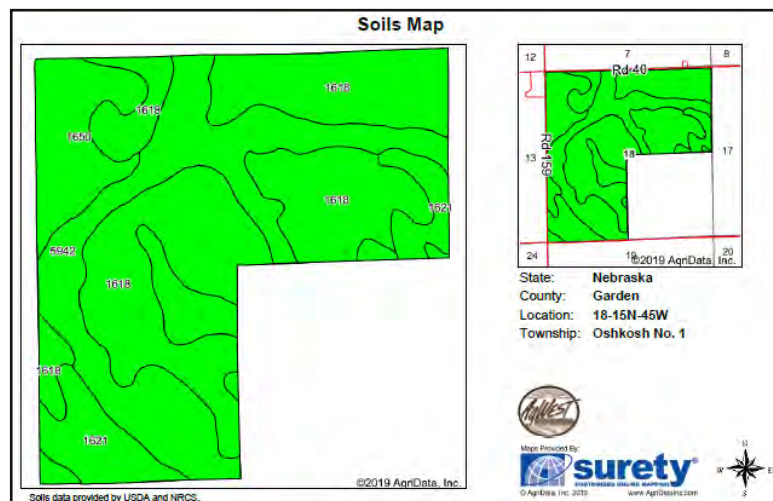
N1/2-SW1/4 18-15-45

**Acres: 465.97**

**Taxes: \$3,168.48**

**Latitude:** 41.274065

Longitude: -102.525351



# TRACT 12

**PID - 350015449**

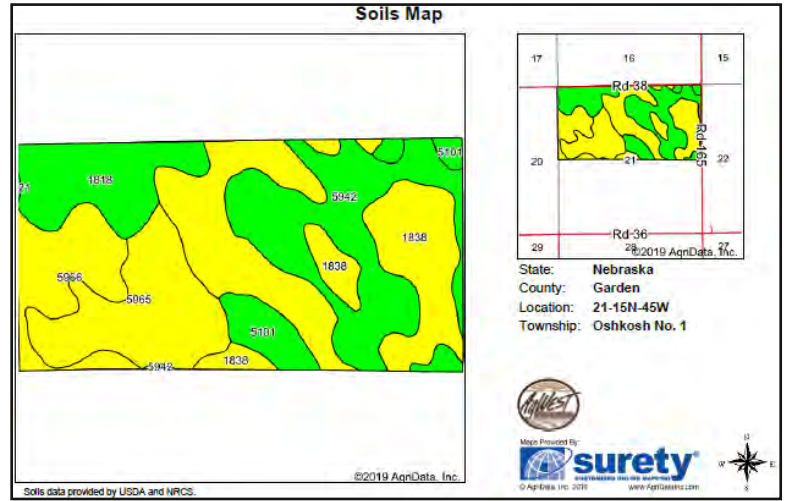
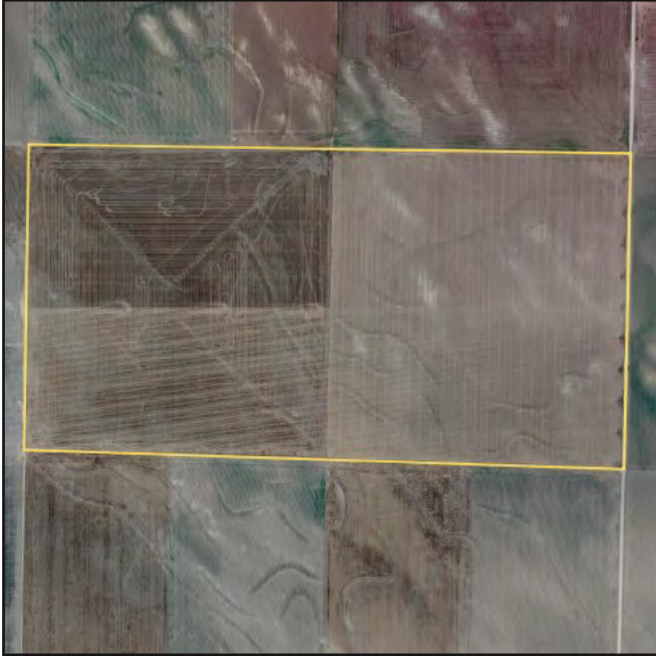
**Legal Description: N1/2 21-15-45**

**Acres: 325.59**

**Taxes: \$3,161.04**

**Latitude: 41.263451**

**Longitude: -102.485357**



# TRACT 13

**PID - 350015767**

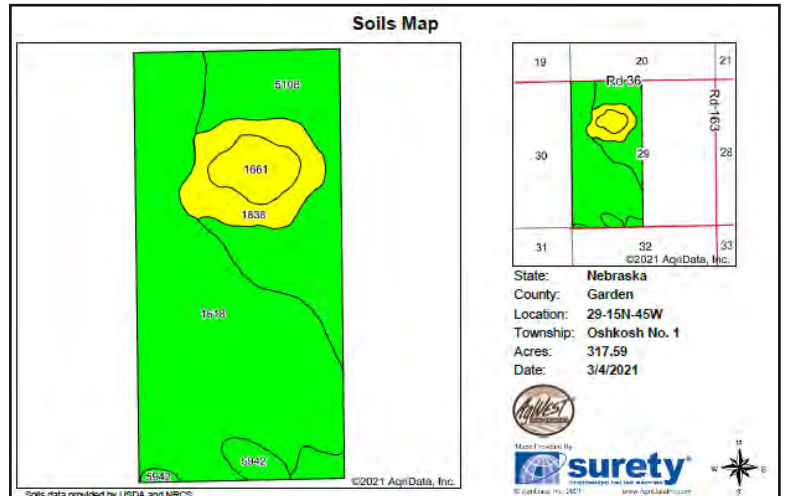
**Legal Description: W1/2 29-15-45**

**Acres: 324.33**

**Taxes: \$3,158.26**

**Latitude: 41.24516**

**Longitude: -102.510249**



# TRACT 14

**PID - 350015724**

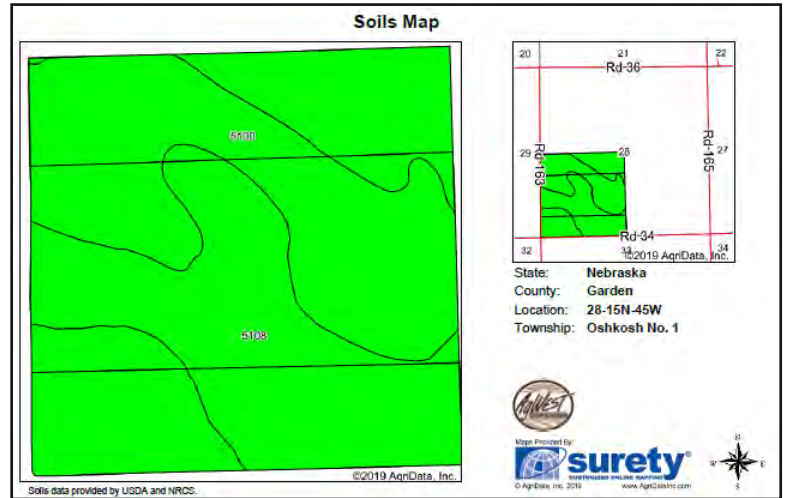
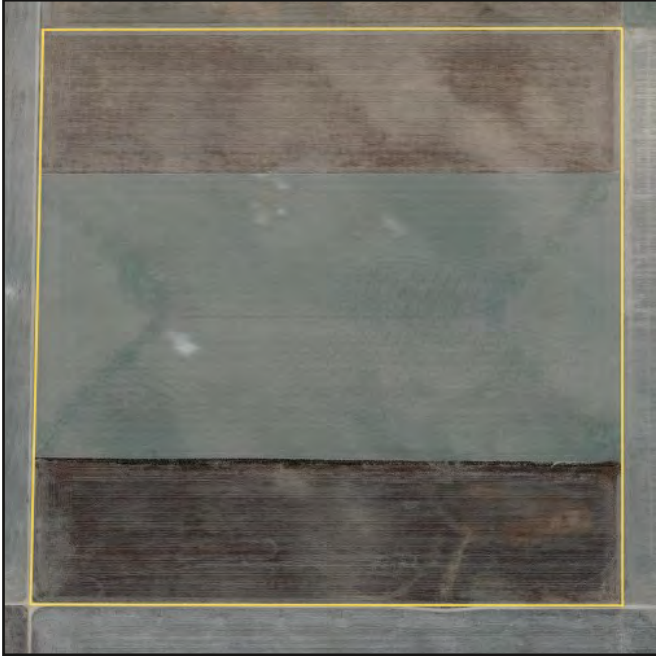
**Legal Description: SW1/4 28-15-45**

**Acres: 161.37**

**Taxes: \$1,543.36**

**Latitude: 41.238432**

**Longitude: -102.491693**



# TRACT 15

**PID - 350015813**

**Legal Description:**

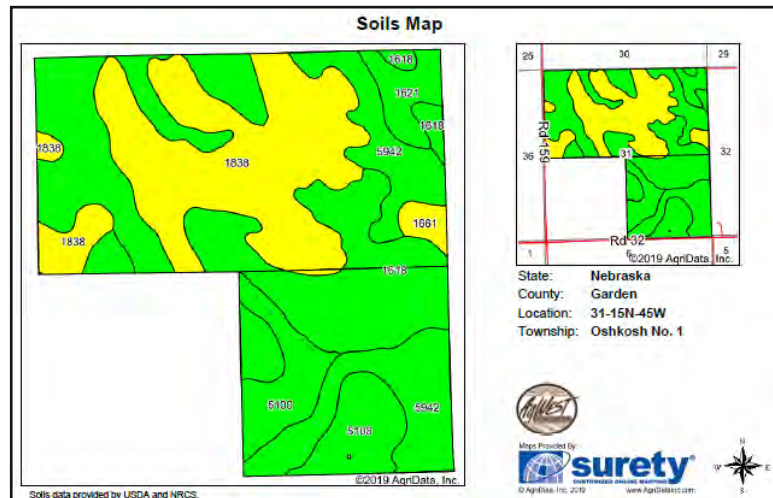
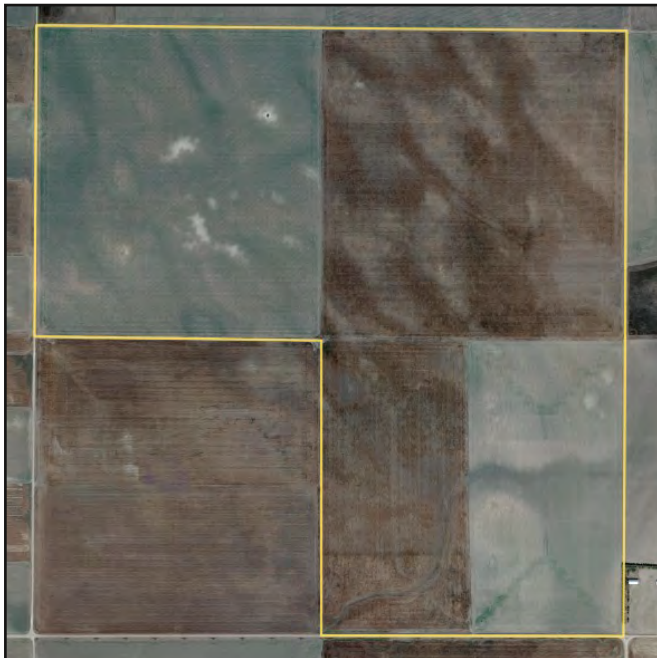
**N1/2-SE1/4 31-15-45**

**Acres: 481.17**

**Taxes: \$4,666.20**

**Latitude: 41.232744**

**Longitude: -102.521686**



# TRACT 16

PID - 350015880

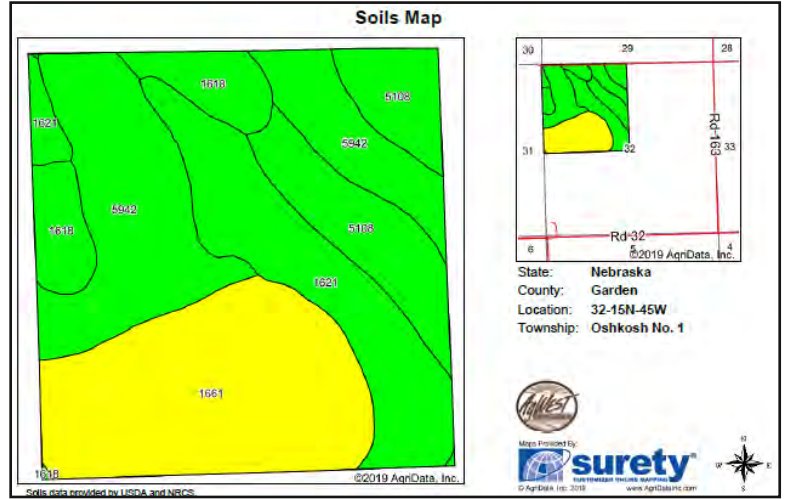
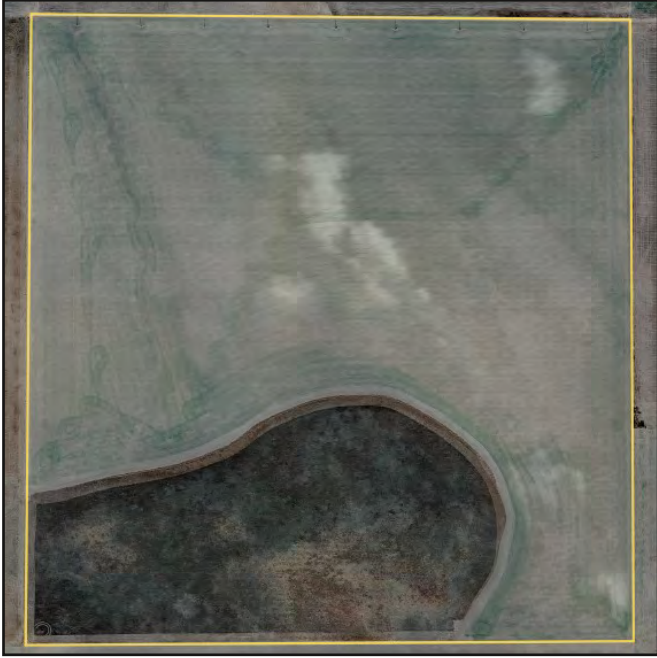
**Legal Description:** NW1/4 32-15-45

**Acres: 158.97**

**Taxes: \$1,554.06**

**Latitude:** 41.233201

Longitude: -102.511200



# TRACT 17

**PID - 00011111.00**

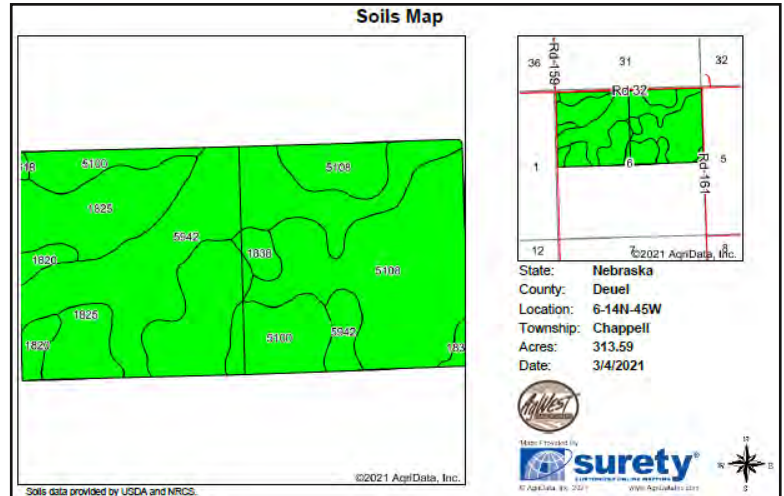
**Legal Description: N/2 SEC 6-14-45**

**Acres: 316.46**

**Taxes: \$2,682.46**

**Latitude: 41.218447**

**Longitude: -102.524517**



# TRACT 18

**PID - 0001099.00**

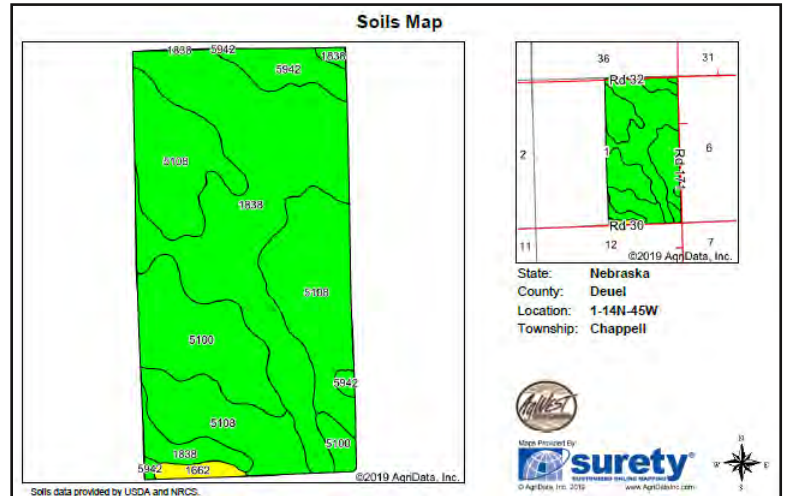
**Legal Description: E/2 SEC 1-14-45**

**Acres: 321.28**

**Taxes: \$2,587.72**

**Latitude: 41.214699**

**Longitude: -102.423255**



# TRACT 19

**PID - 0001252.00**

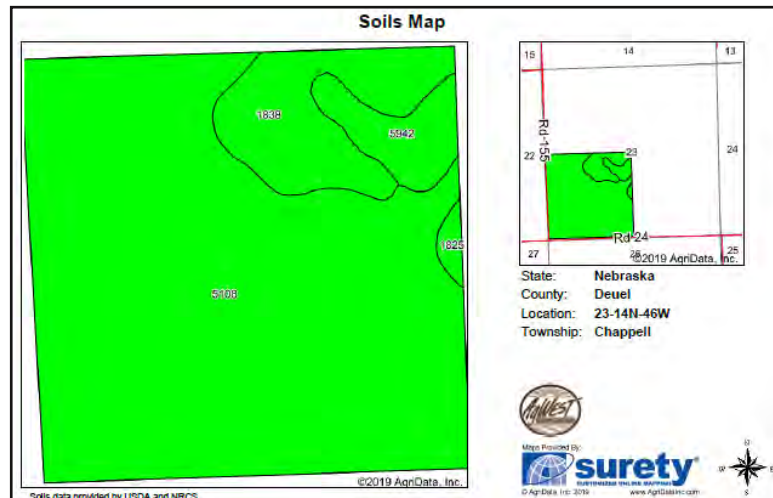
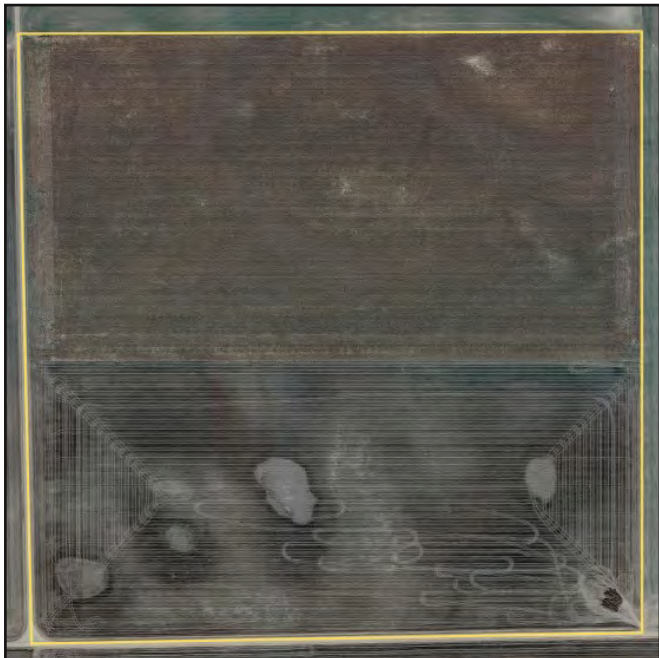
**Legal Description: SW/4 SEC 23-14-46**

**Acres: 159.23**

**Taxes: \$1,363.46**

**Latitude: 41.167815**

**Longitude: -102.567787**



# TRACT 20

**PID - 0001154.00**

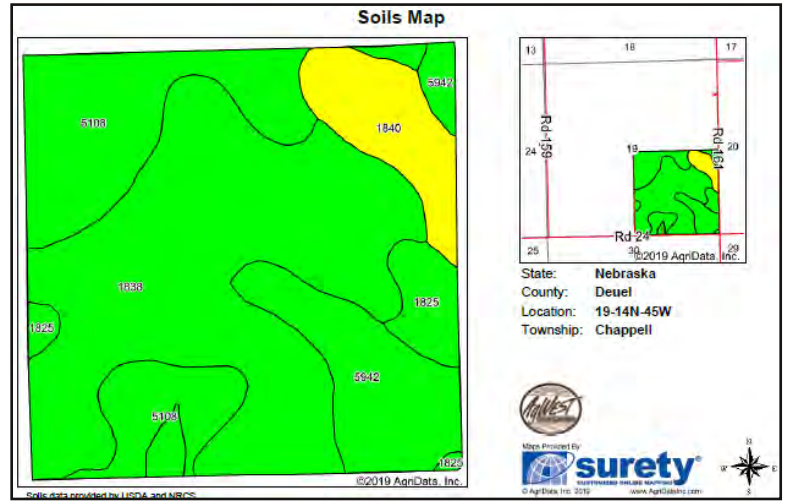
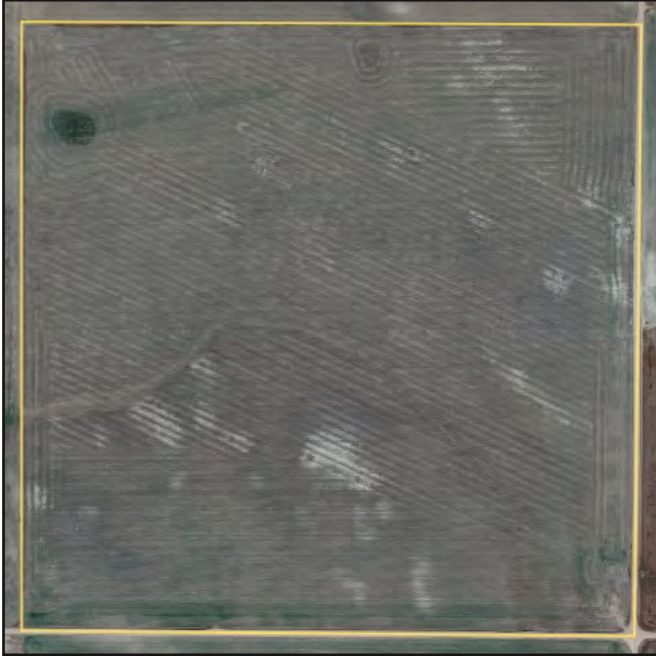
**Legal Description: SE/4 SEC 19-14-45**

**Acres: 159.98**

**Taxes: \$1,224.10**

**Latitude: 41.167689**

**Longitude: -102.519606**



# TRACT 21

**PID - 0001255.00**

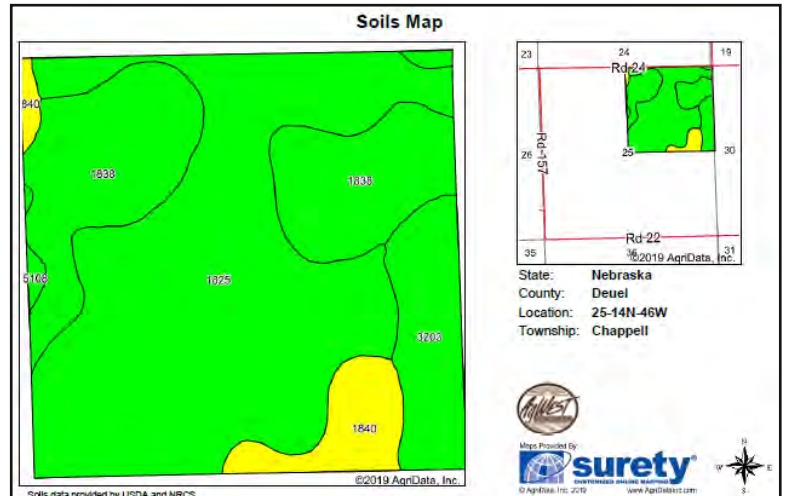
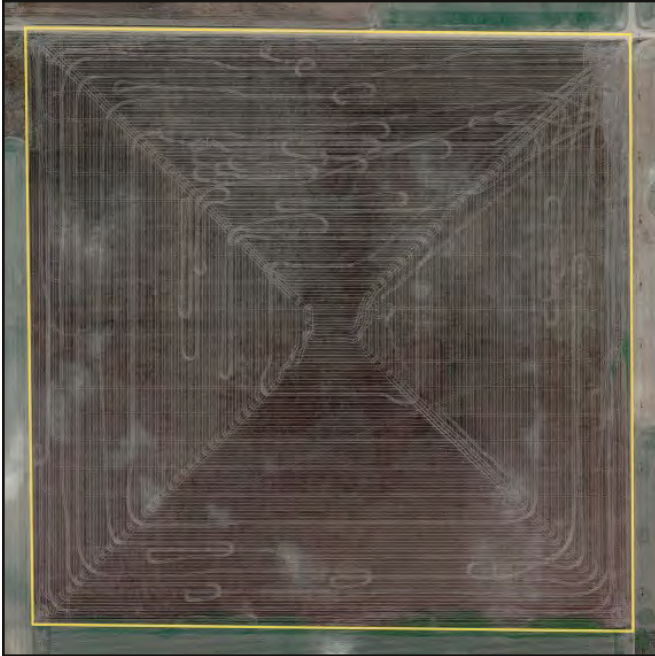
**Legal Description: NE/4 SEC 25-14-46**

**Acres: 161.67**

**Taxes: \$1,317.48**

**Latitude: 41.160414**

**Longitude: -102.538848**



# TRACT 22

**PID - 0001188.00**

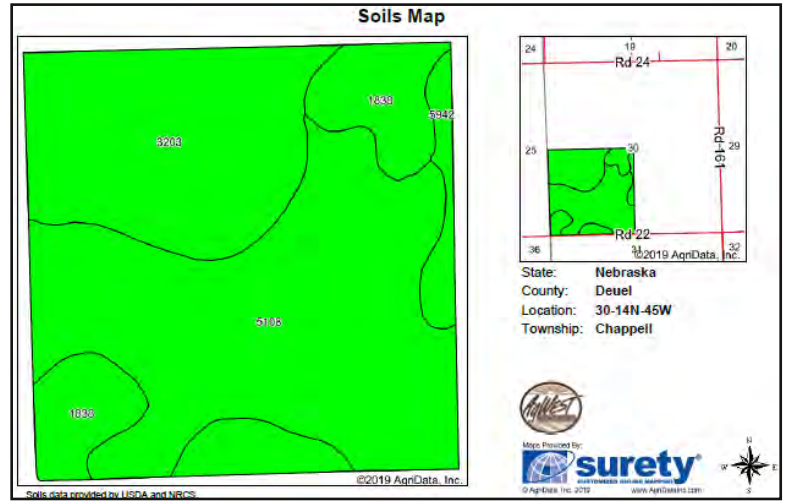
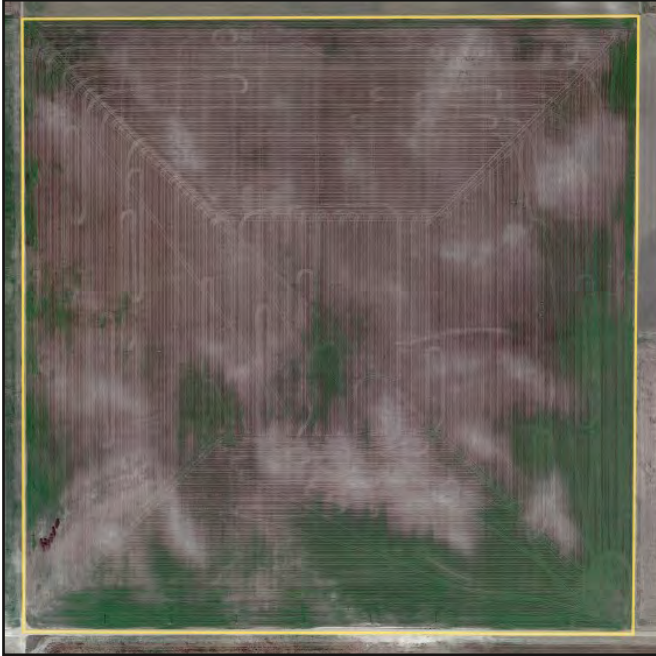
**Legal Description: SW/4 SEC 30-14-45**

**Acres: 156.38**

**Taxes: \$1,320.32**

**Latitude: 41.153167**

**Longitude: -102.529046**



# TRACT 23

**PID - 0000633.00**

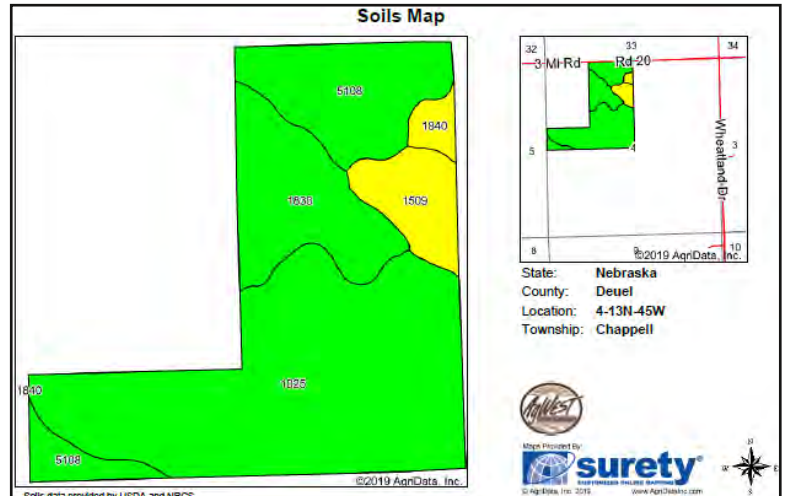
**Legal Description:** E/2NW/4 &  
S/2S/2W/2NW/4, SEC 4-13-45

**Acres: 99.79**

**Taxes: \$822.20**

**Latitude: 41.130868**

**Longitude: -102.488209**



# TRACT 24

**PID - 0000554.00**

**Legal Description:**

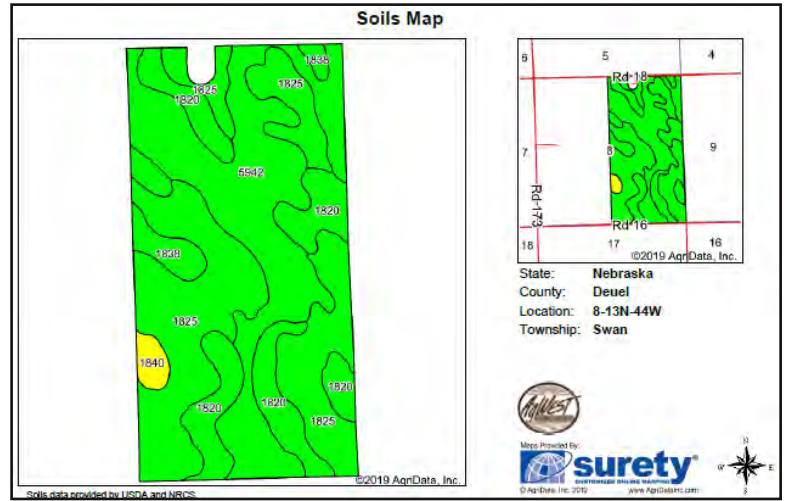
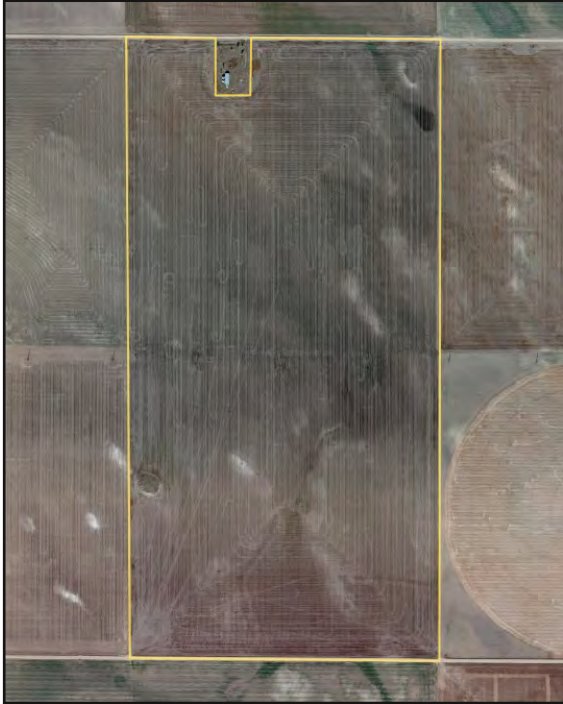
**E/2 LESS FRAC SEC 8-13-44**

**Acres: 317.06**

**Taxes: \$2,637.04**

**Latitude: 41.112798**

**Longitude: -102.385059**



# TRACT 25

**PID - 170013065**

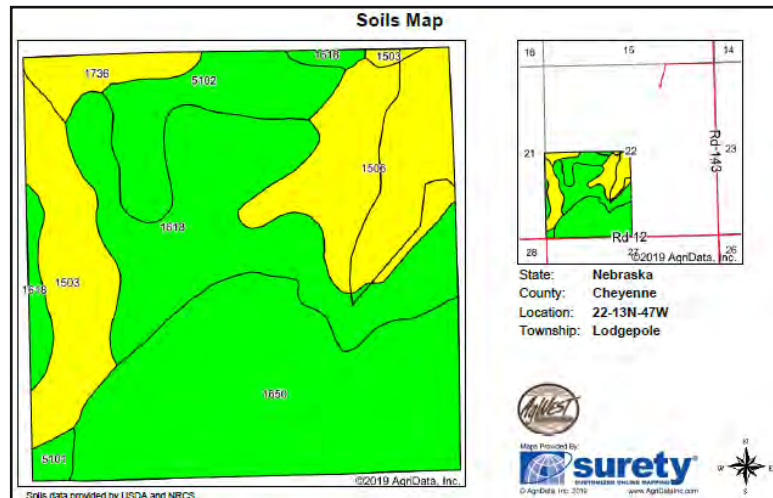
**Legal Description: SW1/4 22-13-47**

**Acres: 160**

**Taxes: \$931.90**

**Latitude: 41.080028**

**Longitude: -102.700795**



# TRACT 26

**PID - 0000385.00**

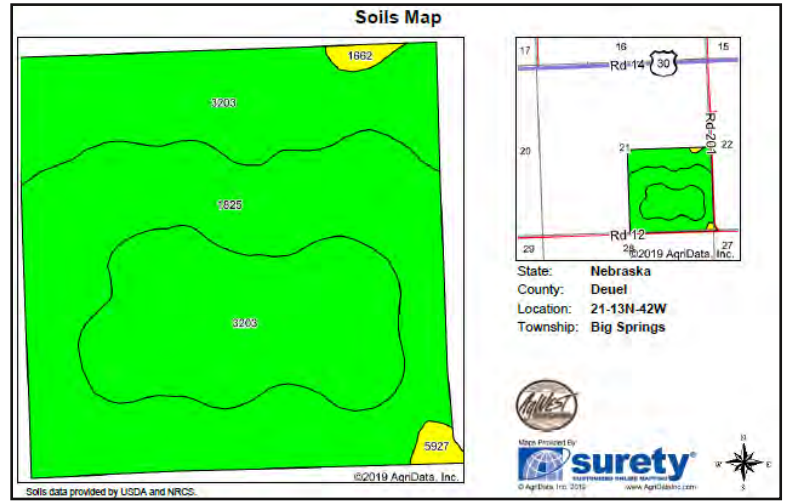
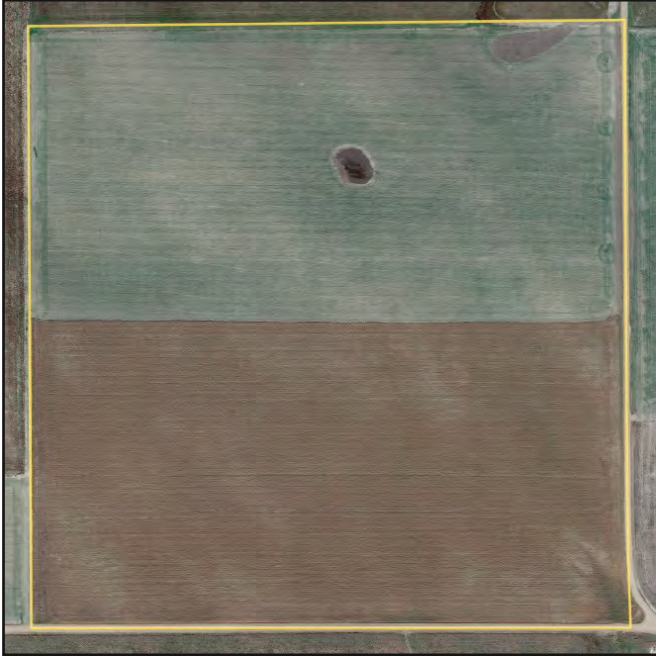
**Legal Description: SE/4 SEC 21-13-42**

**Acres: 161.89**

**Taxes: \$1,286.50**

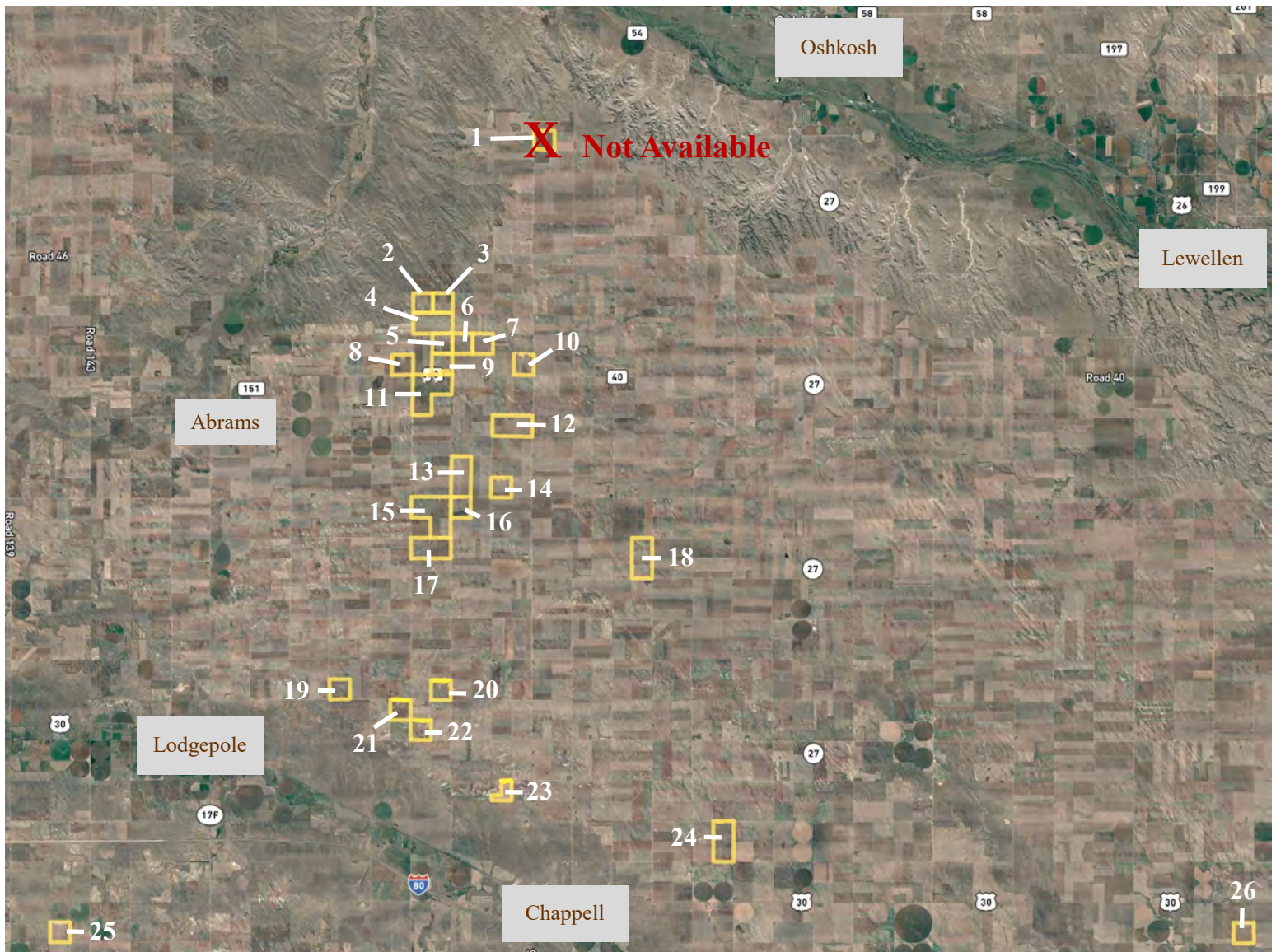
**Latitude: 41.080028**

**Longitude: -102.136793**





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***“Land is the most permanent estate and the most likely to increase in value.”***

George Washington

AgWest Land Brokers is the real estate arm of AgWest Commodities. AgWest Commodities has been helping producers make profitable decisions and reduce stress in marketing for over 20 years. Committed to our clients' goals, AgWest has expanded across the Midwest serving our clientele one customized plan at a time. It became apparent that creating a real estate branch of the business, which specializes in farm and ranch real estate, would bring even more needed services to our client base.

AgWest Land Brokers was formed to continue serving and building long-term relationships with landowners. AgWest Land Brokers assists landowners in buying and selling land. We provide the same professionalism and customer service you have come to expect from AgWest Commodities. Real estate agents at AgWest Land Brokers have experience in farm and ranch real estate, successfully bringing buyers and sellers together for years.

AgWest Land Brokers has aligned with other land brokers across the Midwest and High Plains to provide the experience and knowledge needed to offer the very best land brokerage services. We understand land. We are the trusted, local land brokers that know the land market. If you are looking to sell or buy land, let us put our experience to work for you in reaching your goals.



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