

Brinton Development

61.17 Acres | Dawes County, NE | \$611,700



HAYDEN  OUTDOORS.

Brinton Development

TOTAL ACRES:

61.17

PRICE:

\$611,700

COUNTY:

Dawes County

CLOSEST TOWN:

Chadron, NE

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Development Potential
Farm/Crops/Ag
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds
Income Producing
Off Grid Power
Wooded

Land Details:

Address: 61.17 +/- Acres, Chadron,
Nebraska 69337, USA
Closest Town: Chadron
Total Acres: 61.17
Deeded Acres: 61.17
Zoning: Ag
Water Rights: Yes
All owned convey!
Mineral Rights: Yes; All owned convey!
Income Type: Haying/Grazing
Estimated Taxes: \$1,648.66 - 2024

Building Details

Fence Type: Barbed

About This Property

Located just five miles east of Chadron, Nebraska, along US Highway 20, this stunning 61.17-acre property offers the perfect combination of breathtaking views, diverse terrain, and convenient access.

Land

This property presents an exceptional opportunity for those looking to enjoy a peaceful, rural lifestyle with abundant outdoor activities. Featuring tree-covered draws, productive grasslands, and farmland, there's plenty of space to raise animals, grow your own feed, or even subdivide for additional development potential.

Key Features:

- **Spacious Acreage:** 61.17 +/- acres of versatile land, ideal for rural living, farming, or development.
- **Fenced & Cross-Fenced:** The land is divided into three small paddocks, perfect for livestock or future expansion.
- **Utilities:** One well and electricity are already in place, simplifying your building or farming plans.
- **Prime Farmland & Wildlife Habitat:** The productive grasslands and farmland are a major attraction, especially as they are located directly across the road from the Bordeaux Wildlife Management Area—a 1,915-acre haven for wildlife. This WMA is one of Nebraska's newest, offering excellent opportunities for birdwatching, hunting, and outdoor recreation.
- **Scenic Beauty:** Surrounded by what some call the "Tetons of Nebraska," featuring tree-covered draws, productive native grasslands, and farmland.
- **Outdoor Opportunities:** Plenty of space to run animals, produce your own feed, or enjoy outdoor recreation in a stunning natural setting.
- **Development Potential:** Consider splitting the land into additional lots or creating a private retreat in this peaceful setting.

Don't miss out on this rare opportunity to own a beautiful piece of Nebraska's landscape. Whether you're looking to build your dream home, start a farm, or develop the land further, this property offers endless possibilities.

Water/Mineral Rights & Natural Resources

All owned convey!





Region & Climate

Chadron, NE has a semi-arid climate with cold winters and hot summers. During the winter months the average temperature is 32 degrees Fahrenheit with a low of 12 and high of 57. In the summer months the average temperature is 79 degrees Fahrenheit with a low of 52 and high of 105. Precipitation is typically moderate throughout the year, with an average of 19 inches annually.

Chadron, Nebraska gets 19 inches of rain, on average, per year, averages 46 inches of snow per year. The US average is 28 inches of snow per year.

On average, there are 229 sunny days per year in Chadron. The US average is 205 sunny days.

Location

Chadron, the county seat of Dawes County, is located in Northwestern Nebraska. Served by U.S. Highways 20 and 385, Chadron is 110 miles south of Rapid City, South Dakota; 300 miles northeast of Denver, Colorado; and 450 miles northwest of Omaha, Nebraska.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*





Boundary Water Well Water Storage

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



Cord Hesseltine

📍 Salesperson, Licensed in NE & SD
✉ Cord@HaydenOutdoors.com
📞 308.539.2192

H
HAYDEN
OUTDOORS.
REAL ESTATE

