

# Brinton Development Tract 2

42.38 Acres | Dawes County, NE | \$423,800



HAYDEN  OUTDOORS.



# Brinton Development Tract 2

TOTAL ACRES:

42.38

PRICE:

\$423,800

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:** 42.38+/- Acres, Chadron,  
Nebraska 69337, USA  
**Closest Town:** Chadron  
**Total Acres:** 42.38  
**Deeded Acres:** 42.38  
**Zoning:** Ag  
**Water Rights:** Yes, All owned convey!  
**Mineral Rights:** Yes, All owned convey!  
**Income Type:** Haying/Grazing/Farming  
**Estimated Taxes:** \$1,216.42 - 2024  
**Source of lot size:** Assessor/Tax Data

## Property Summary

Located just five miles east of Chadron, Nebraska, along US Highway 20, this stunning 42.38-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:** 42.38 +/- acres of versatile land, ideal for rural living, farming, or development.
- **Fenced:** The land is fully fenced and set up for grazing if desired.
- **Utilities:** Utilities are conveniently located along the east boundary line of this property.
- **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.





## 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.

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 Boundary

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



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