

Stateline Valley View

49.82 Acres | Deuel County, NE | \$135,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds

Land Details

Address: 16545 Rd 2, Chappell
, Nebraska 69129, USA

Subdivision: N/A

Closest Town: Chappell

Total Acres: 49.82

Deeded Acres: 49.82

Zoning: Ag

Elevation: 3750

Topography: Level to Rolling

Vegetation: Native grass

Pasture Acres: 49.82

Water Rights: Yes

All appurtenant water rights
associated with this property will
transfer to the Buyer at Closing.

Mineral Rights: Yes

All (if any) currently owned by the
Seller on this property will transfer
to the Buyer at Closing.

Estimated Taxes: \$352.64 - 2025

Source of lot size: Assessor/Tax Data



About This Property

Stateline Valley View, a rare opportunity for small acreage near Chappell NE. This undeveloped rural residential land conveniently located just off of a paved road on a well-maintained county gravel road. Approximately halfway between Sedgwick, CO (I-76) and Chappell, NE (I-80) overlooking the scenic South Platte River Valley of Colorado.

Close to Julesburg Reservoir and Lake McConaughy. Priced to sell and won't last long!

Land

49.82 +/- acres of level to sloping vacant land with an excellent grass cover.

Stateline Valley View is a very rare opportunity for small acreage in Chappell NE. 49 +/- acre parcel of undeveloped rural residential land conveniently located just off of a paved road 19/167. The property sits on a well-maintained county gravel road 2. Approximately halfway between Sedgwick, CO and Chappell, NE overlooking the scenic South Platte River Valley of Colorado. Interstate I-80 in Nebraska is 5 1/2 miles north of this property and Interstate I-76 in Colorado is 10 miles south of the property, providing easy access to both major interstates. Electrical service currently runs along the north side of the property. Domestic water well can be drilled and paperwork filled with Deuel County. Outstanding location to build a home and have a small pasture for a few head of livestock at a very reasonable price. Zoned AG.





Recreation

Stateline Valley View will allow you to enjoy all the recreational activities associated with the rural lifestyle, from riding UTV's, ATV's and horses or raising cattle to just enjoying nature and boasts excellent hunting opportunities.

This property has an excellent cover of native grasses creating the perfect habitat for deer, small game, varmints and upland birds.

The Buyer will have the opportunity to hunt both White-tailed deer, mule deer, and pronghorn on this property.

This area is also perfect for upland bird hunting.

The property is surrounded by irrigated and dryland farm ground as well as rangeland providing an endless supply of food for the wildlife in the area.

Agriculture

Stateline Valley View is currently in native grasses.

With fencing and developing a water source, this property would be an ideal 4-H project location or equestrian property.

Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property will transfer to the Buyer at Closing.

All (if any) mineral rights currently owned by the Seller on this property will transfer to the Buyer at Closing.



General Operations

Vacant land.

Region & Climate

Chappell, NE has a warm-summer humid continental climate, characterized by hot summers and cold winters with moderate precipitation year-round. The average yearly temperature is 49°F (9°C), with July being the warmest month at an average of 73°F (23°C), and January being the coldest month at an average of 7°F (-14°C). Precipitation occurs throughout the year, averaging around 21 inches annually (533 mm). These conditions make Chappell a great place to experience all four seasons, with plenty of outdoor activities to enjoy such as hiking and camping.

Chappell, Nebraska gets 19 inches of rain, on average, per year. The US average is 38 inches of rain per year.

Chappell averages 33 inches of snow per year. The US average is 28 inches of snow per year.

On average, there are 223 sunny days per year in Chappell. The US average is 205 sunny days.

Chappell gets some kind of precipitation, on average, 67 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

Weather Highlights

Summer High: the July high is around 89 degrees

Winter Low: the January low is 13

Rain: averages 19 inches of rain a year

Snow: averages 33 inches of snow a year





History

The surrounding area is steeped in history and lore of the cowboys and was historically a favored hunting and camping ground of Cheyenne, Sioux, Pawnee and Arapahoe Indians.

In 1793, the Mallet brothers, French traders from the Illinois French settlement, traveled as far west as the junction of the South Platte for then for some distance before turning south to the Arkansas River, and onto Santa Fe. It is claimed these Frenchman gave the nearby River its name—Platte. The 1803 Louisiana Purchase made the region part of the United States.

With the discovery of gold in California and in the Pikes Peak region of Colorado, pioneers traveled the famous trails through neighboring Sedgwick County. The Overland Stage, (1859), the Oregon and Mormon Trails, Bozeman Trail, the Upper California crossing, the Western Union Telegraph, the Union Pacific Railroad were all near this property. These trails and other nature and historic landmarks have been marked throughout neighboring Sedgwick County. Sedgwick County was organized in 1889 from a part of Logan County, which was territory originally occupied by the Arapahoe and Cheyenne Indians. The county and nearby community was named in honor of General John Sedgwick, who was command of Fort Wize on the Arkansas River.

Nearby Chappell was platted in 1884 when the Union Pacific Railroad extended its line to the area, establishing a station that became the nucleus of the town. The town was named after Charles Henry Chappell, a railroad official responsible for building the train depot. The first permanent resident and station agent was John O'Neil, who also taught the first school in the depot, marking the beginning of formal education in what is now Deuel County.

Location

Stateline Valley View is located a short 10 minute drive south of Interstate I-80 exit 85 (Chappell Exit) or 15 minutes north of Interstate I-76 exit 165 (Sedgwick Exit) and is approximately 5 1/2 hours west of Omaha, 2 hours east of Cheyenne, WY, 2 1/2 hours northeast of Denver, CO and less than 40 minutes from Sidney.

*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.



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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

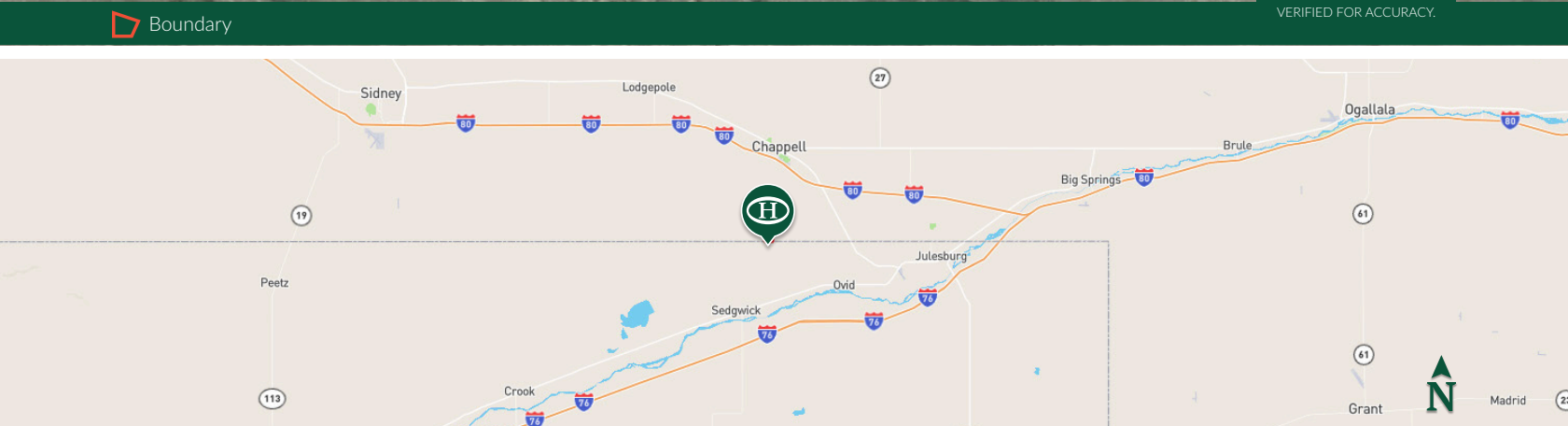
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





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



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