

Big Springs Dryland Farms

473.63 Acres | Deuel County, NE | \$711,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Income Producing

Land Details

Address: TBD , Big Springs ,
Nebraska 69122, USA

Closest Town: Big Springs

Total Acres: 473.63

Deeded Acres: 473.63

Zoning: Agriculture

Elevation: 3620

Topography: Level to slightly sloping

Vegetation: dryland crops, grass and trees

Tillable/Crop/Orchard Acres: 457

Pasture Acres: 17

Water Rights: Yes

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

Mineral Rights: Yes

Any mineral rights currently owned
by the Seller on this property will
transfer to the Buyer at Closing.

Income Type: Farming

Estimated Taxes: \$4,013.2 - 2023

Source of lot size: Assessor/Tax Data



Property Summary

Big Springs Dryland Farms is an excellent opportunity purchase your first agricultural property or to add to your existing farming operation. This farm has good soils, lays level to slightly sloping with good drainage and has good county road access. The farm also has some smaller areas of excellent wildlife habitat providing great cover for deer, pronghorn and upland birds.

For more information, please contact Rick Kusel or Todd Siverson.

Land

Big Springs Dryland Farms consists of approximately 474 +/- acres with 457 +/- acres of tillable land and 17 +/- acres of grass/trees/non-producing land, providing for wildlife habitat.

The land is mainly level to slightly sloping with good soils.

There are a couple smaller spots that provide excellent wildlife habitat.





Recreation

Big Springs Dryland Farms has an excellent cover of crop residue creating the perfect habitat for deer, small game, varmints and upland birds.

The Buyer will have the opportunity to hunt White tailed deer, mule deer and pronghorn on this property due to its proximity to the South Platte River and the rolling hills and adjacent farmland and ranchland.

The property is surrounded by dryland farm ground and ranchland providing an endless supply of food for the wildlife that call Big Springs Dryland Farms home.

Big Springs Dryland Farms will also allow you to enjoy all the recreational activities associated with the rural lifestyle, from riding UTV's, ATV's and horses to just enjoying nature.

Agriculture

Big Springs Dryland Farms is operated as a typical western Nebraska dryland farm, suitable for raising winter wheat, corn, milo, millet, sunflowers and feed crops.

Water/Mineral Rights & Natural Resources

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

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

General Operations

Big Springs Dryland Farms is operated as a typical western Nebraska dryland farm, suitable for raising winter wheat, corn, milo, millet, sunflowers and feed crops.

Depending on the crop rotation and amount of moisture normally determines on when and which crops will be planted.



Region & Climate

Weather Highlights

Summer High: the July high is around 90 degrees

Winter Low: the January low is 14

Rain: averages 18 inches of rain a year

Snow: averages 28 inches of snow a year

Big Springs, NE has a generally pleasant climate with mild winters and hot, dry summers. During the winter months, temperatures generally stay above freezing in the daytime, although it can get quite cold at night. Snowfall is not typically heavy in this area, but light to moderate snowfall does occur throughout the season. During the summer months, temperatures can reach up to 90 degrees Fahrenheit (32 Celsius) and higher on hot days. The area usually gets plenty of sunshine during this time as well as occasional rainstorms and thunderstorms during the afternoon hours. Overall, Big Springs, NE offers pleasant weather year-round for those living in or visiting the area.

Big Springs, Nebraska gets 18 inches of rain, on average, per year. The US average is 38 inches of rain per year.

Big Springs averages 28 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 Big Springs. The US average is 205 sunny days.

Big Springs gets some kind of precipitation, on average, 60 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.





History

The Big Springs area is steeped in history.

The first name of the settlement was “Lone Tree”, after a large cottonwood tree standing alone on the prairie near the town. It was believed to be over 100 years old at the time of first settlement and could be seen by riders on the Pony Express and travelers on the Oregon Trail. Sam Bass’s gang reportedly divided \$60,000 in loot under the tree from an 1877 robbery of a Union Pacific train.

The railroad named this stop “Big Springs” in 1867. Spring water from near the track was used by steam locomotives until 1950.

Big Springs was platted in 1884 and named for the stream that runs through town. The Big Springs post office, established in 1884, was officially called Bigspring until 1943. The village of Big Springs was incorporated in 1917.

The county fair was held in Big Springs from 1889 to 1932. Chappell, the only other town in the county, became the county seat.

In 1884, the first church services were held by the Rev. E. E. Mount in the Phelps Hotel. The first church in the county, called Prospect Church, was a sod building constructed 9 miles (14 km) north of town in 1887.

Article taken from; Big Springs, Nebraska – Wikipedia

Location

Big Springs Dryland Farms is located northwest of the Village of Big Springs in Deuel County on a well-maintained gravel road with easy access only 1 mile south of US Hwy 30 and one parcel is located directly on the north side of US Hwy 30, only a short 9 miles off Interstate I-80 at Exit 107

The property is approximately 3 hours northeast of Denver, CO and most of the northern front range, approximately 2 hours east of Cheyenne, WY and 4.5 hours west of Omaha.

*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 regards 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.

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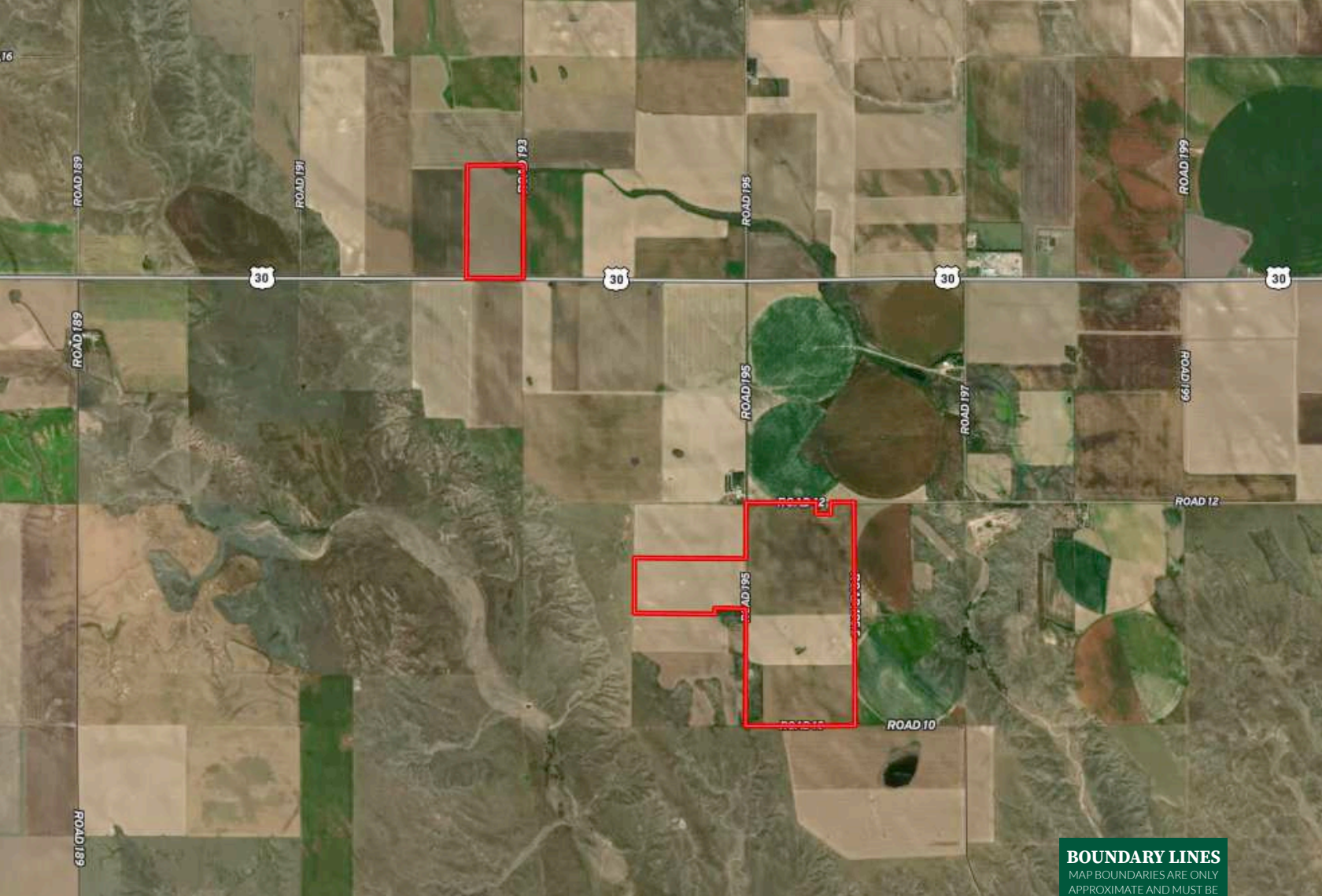


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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