Acreage Near the Republican River with Several Outbuildings
TBD Road 711
Stratton, NE 69043

$169,000
24.5± Acres
Hitchcock County







SUMMARY

Address
TBD Road 711

City, State Zip
Stratton, NE 69043

County
Hitchcock County

Type
Farms, Hunting Land, Recreational Land

Latitude / Longitude
40.1145 / -101.272

Acreage
24.5

Price
$169,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

24.5 Acres with Multiple Outbuildings & Electricity - Near Republican River & Swanson Reservoir | Hitchcock County, Nebraska

A versatile small-acreage property with excellent storage, shop potential, and recreational opportunities!

Here is a great opportunity to own approximately 24.5 acres in Hitchcock County, Nebraska, southwest of Stratton. Conveniently located near the Republican River and Swanson Reservoir, this property offers an excellent combination of storage space, functional improvements, and access to some of southwest Nebraska's best outdoor recreation.

The standout improvement is a **newer 60' x 120' x 18' shed**, constructed in 2023. Offering an impressive 7,200 square feet, this building provides abundant storage for large equipment, machinery, hay, or other agricultural needs. It features two large sliding doors, a man door, a dirt floor, and electricity.

Additional improvements include a 30' x 60' Quonset with a concrete floor and electricity, offering excellent storage or potential workshop space. The Quonset also includes a workbench, shelving, and an enclosed area with a loft. A 20' x 50' three-sided shed with multiple sliding doors provides convenient covered parking for vehicles, trailers, or smaller equipment.

An older garage has been partially finished with drywall, electricity, and heat, offering potential for a remote office, hobby area, or additional workspace.

Outdoor enthusiasts will appreciate the property's proximity to the Republican River, located approximately one-half mile away. The surrounding area supports abundant wildlife, including elk, deer, turkey, waterfowl, pheasant, quail, and other small game, making this an appealing property for hunting, recreation, or simply enjoying the outdoors.

Whether you're looking for additional equipment storage, a small acreage with multiple outbuildings, a recreational getaway, or a property with room for future possibilities, this tract is worth taking a look at!

Property Highlights:

- Approximately 24.5 acres in Hitchcock County, Nebraska
- Located southwest of Stratton, Nebraska
- Approximately 1/2 mile south of the Republican River
- Approximately 7,200 sq. ft. newer shed built in 2023
- 60' x 120' x 18' shed with electricity and dirt floor
- 30' x 60' Quonset with concrete floor and electricity
- Workbench, shelving, enclosed area, and loft in Quonset
- 20' x 50' three-sided shed with multiple sliding doors
- Additional partially finished garage with drywall, electricity, and heat
- Excellent equipment, machinery, hay, and vehicle storage
- Abundant wildlife and nearby recreational opportunities
- Recorded easements provide access from the northeast
- Exact boundaries and acreage subject to survey

Showings by appointment only. Contact the listing agent for additional information or to schedule a private showing!

Important Buyer Information: When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified upon first contact and must be present at the initial property showing to participate in a real estate commission. Failure to meet these requirements may result in compensation, if any, being at the sole discretion of Great Plains Land Company.

Broker/Agent Ownership Interest.





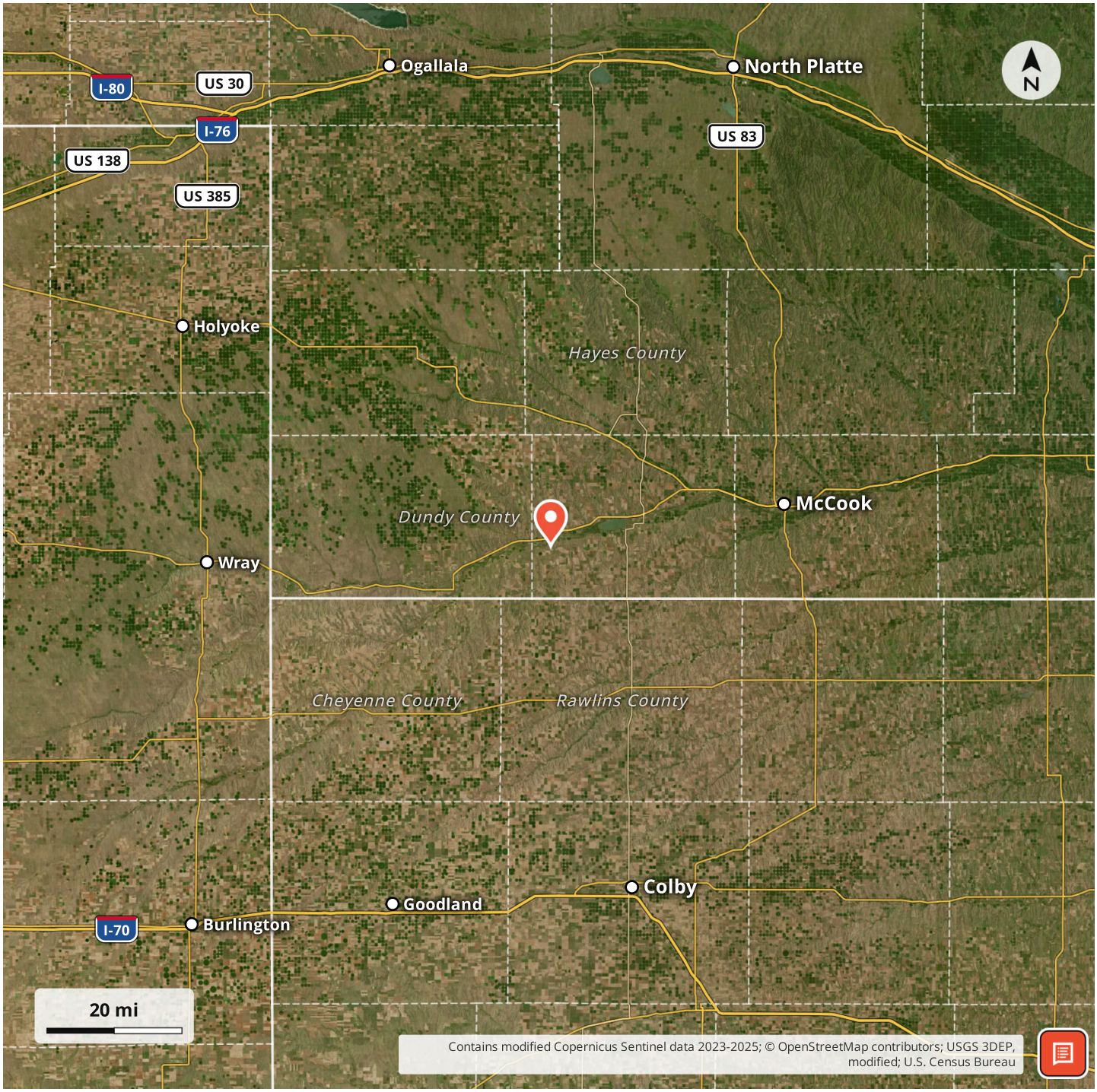




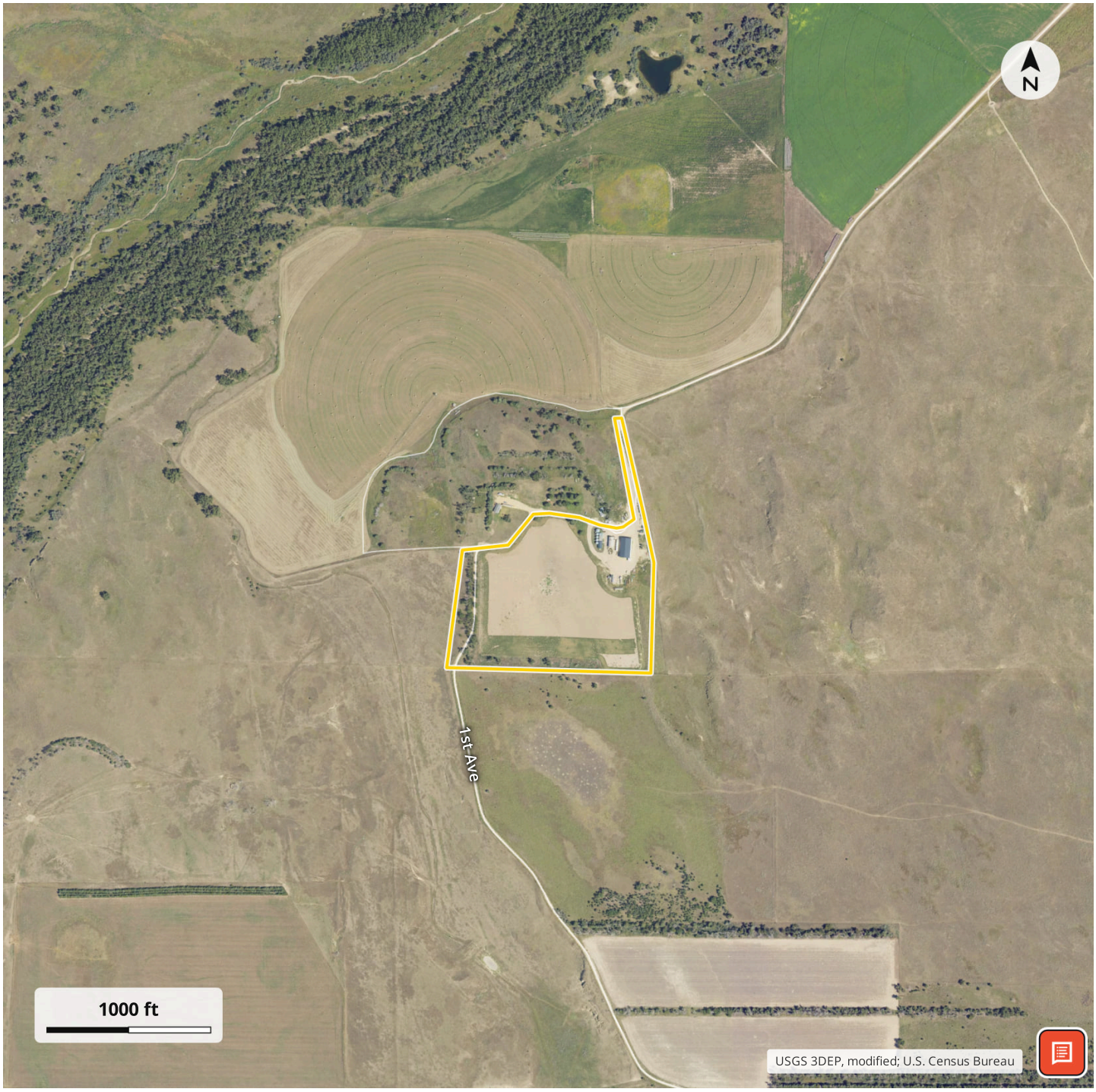



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Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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