

Home & Acreage For Sale



Hyannis Acreage

18.36 ± acres | Hyannis, Nebraska | Grant County

Nestled on a private access road on the southwest corner of Hyannis.

Spacious single-story home with modern updates, lots of storage, hardwood floors and privacy surrounded by colorful views!



Bonnie Downing, ARA

LISTING AGENT:

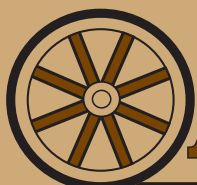
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Mike Wilken, Mike Polk*



See more info & browse full gallery



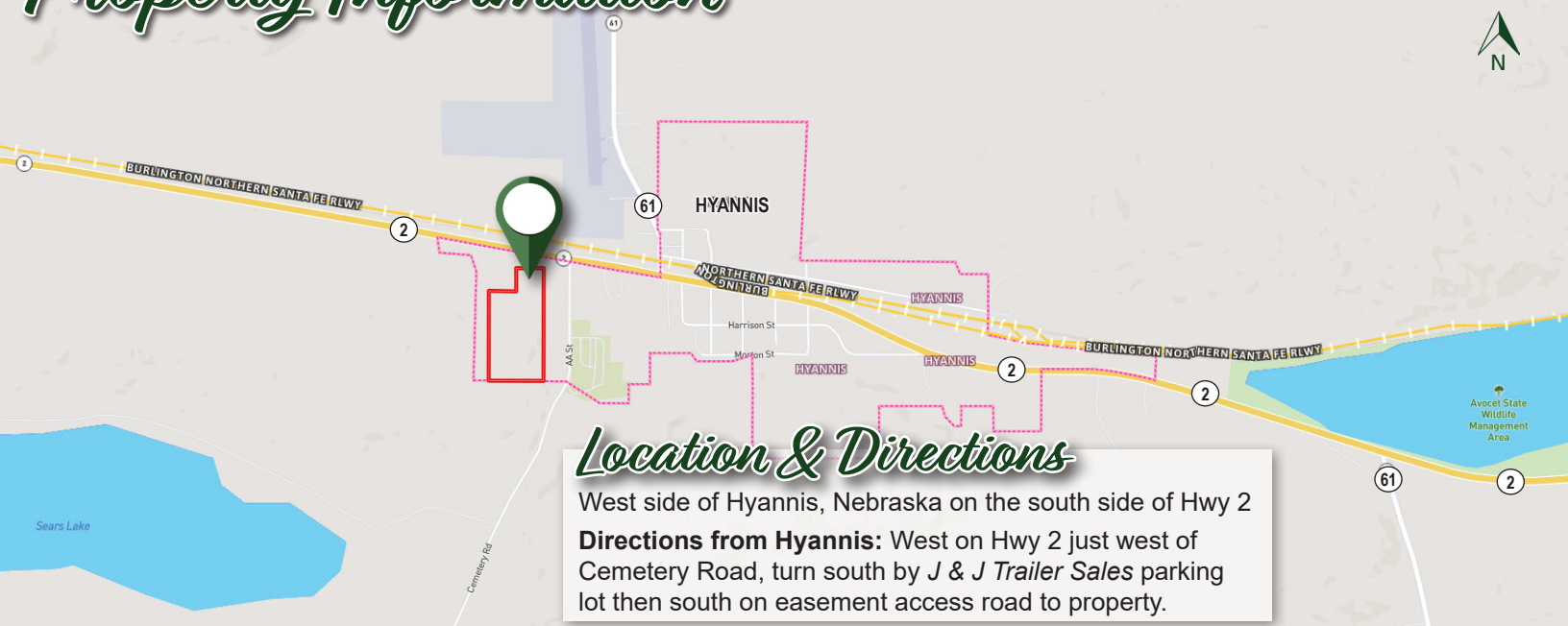
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Property Information



Location & Directions

West side of Hyannis, Nebraska on the south side of Hwy 2

Directions from Hyannis: West on Hwy 2 just west of Cemetery Road, turn south by *J & J Trailer Sales* parking lot then south on easement access road to property.

LEGAL DESCRIPTION:

Parts of Section 6, Township 23 North, Range 38 West of the 6th P.M. in Grant County, Nebraska, described as: All except north 205' in lots 9 & 10. All except north 440' lot 11 & north 485' lot 12 - Abbott's Addition to Hyannis (18.87A).

Property Address:

902 W Highway 2
Hyannis, NE 69350

ACRES & TAXES:

18.36 ± tax-assessed acres
2025 real estate taxes due in 2026: \$853.70

PRICE:

\$350,000



Kitchen/Dining



Porch



Bedroom



Main Bath

Home Details



Home Amenities

YEAR BUILT:	1937
LIVING SPACE:	1,296 sq. ft.
BASEMENT:	1,296 sq. ft., partially finished
BEDROOMS:	2
BATHROOM:	1
BONUS ROOMS:	2 in basement
GARAGE:	Detached 440 sq. ft. 2-car garage

- Appliances included (ask agent for details)
- Water softener - owned
- Central HVAC (installed 2000)
- Backup generator



Living Room

Showing by appointment only.



Basement Bonus Room



Bedroom



Basement Bonus Room

Hyannis Acreage offers the space and seclusion you've been looking for.

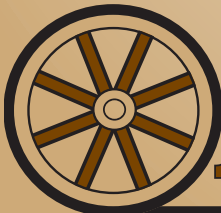
With well-maintained outbuildings and quality fencing already in place, it's perfectly suited for an equestrian property or hobby operation.

Situated in Hyannis, a quiet Sandhills community known for its wide-open landscapes and ranching heritage, the property is located just minutes from Grant County Airport, a public-use paved airstrip offering convenient access for private aviation. The area is within reasonable driving distance of larger regional hubs including Alliance (60 mi) and Valentine (85 mi) for expanded shopping, dining, and services, while Ogallala (75 mi) provides additional amenities and access to I-80.



Outbuildings

TOOL SHED	80 sq. ft. built in 1990
TOOL SHED	336 sq. ft. built in 1970
DETACHED GARAGE:	440 sq. ft. 2-car garage



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