



SWANSON RESERVOIR HOME AND ACREAGE



A private country retreat near Swanson Reservoir.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price

\$775,000

Location

36166 Ruling Hisson, Trenton, NE 69044

From Hwy 34. 1 mile North on Road 363 then 1 mile West on Road 715 then North to entrance of Lake Swanson Country Estates. Head West until Spotted Tail Road then follow Spotted Tail Road to Two Spears South and then a Right on Ruling Hisson follow Ruling Hisson across the creek and up to the home site.

Legal Description

LAKE SWAN CTRY EST LOT #47 SEC 32-T3-R33N

LAKE SWAN CTRY EST LOT #46 SEC 32-T3-R33N

All west of the 6th P.M. Hitchcock Co., NE.

Acres

Home parcel: 5.06±

Acreage parcel: 5.08±

Total: 10.14±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated

\$2,490.10

Property Summary

Private Country Living with Exceptional Views | Trenton, Nebraska

Welcome to your own private slice of Southwest Nebraska, where wide-open spaces, unmatched views, and thoughtfully designed improvements come together to create a truly special property.

This well-maintained 3-bedroom, 3-bathroom home offers a functional and inviting layout designed for both everyday living and entertaining. The main level features two additional bedrooms along with a spacious master suite, complete with a private bath that conveniently connects to the mudroom/laundry room just off the oversized garage, an ideal setup for rural living.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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At the center of the home is a bright open-concept kitchen and dining area that flows seamlessly into the main living space, creating a warm, functional layout designed for both everyday living and entertaining. Large windows frame the expansive northern views, bringing the outdoors in and making the space feel open and connected to the land.

Just steps away, the large back deck becomes a true extension of the home, a place where you can enjoy quiet mornings with coffee or unwind in the evenings while taking in the incredible scenery. It's not uncommon to see deer, strutting tom turkeys, and upland birds moving right through the backyard, offering a front-row seat to Nebraska's natural beauty.

The thoughtful flow of the home makes it equally well-suited as a full-time residence or a seasonal retreat. With its comfortable layout, low-maintenance setting, and close proximity to Swanson Reservoir, this property provides the perfect balance, whether you're living here year-round or escaping to enjoy boating, fishing, and hunting just minutes away.

Additionally, the unfinished walk-out basement provides excellent opportunities for future expansion and already includes a fully finished bathroom, allowing for easy customization to fit your needs.

Property Highlights & Improvements

- 22 KW Generac backup generator with propane—directly connected to the home for reliable power
- New well pump (2024)
- Oversized attached garage with excellent functionality
- Established perennial landscaping and sod, complemented by large decorative rock features
- Thoughtful placement on trees for wind protection and summer shade.
- Abundant wildlife including deer, turkey, and upland birds
- Small food plot located east of the home
- Fenced garden area with hydrant for convenient watering
- Utility shed with concrete floor and electricity, currently set up with three separate dog kennels
- Walking trails throughout the property with scenic views overlooking the creek
- Long private drive providing exceptional privacy and seclusion

Additional 5± Acre Parcel

Included with the property is a valuable, separate 5± acre tract, offering outstanding flexibility and future potential:

- Independent well and electrical service
- Prepared building pad ready for a home, shop, or additional improvements
- Small dam and runoff area with potential pond development

This added acreage creates opportunities for expansion, guest accommodations, or investment upside.

Location & Lifestyle

Located near Swanson Reservoir, this property provides access to some of the region's best recreational opportunities, boating, fishing, hunting, and year-round outdoor enjoyment.

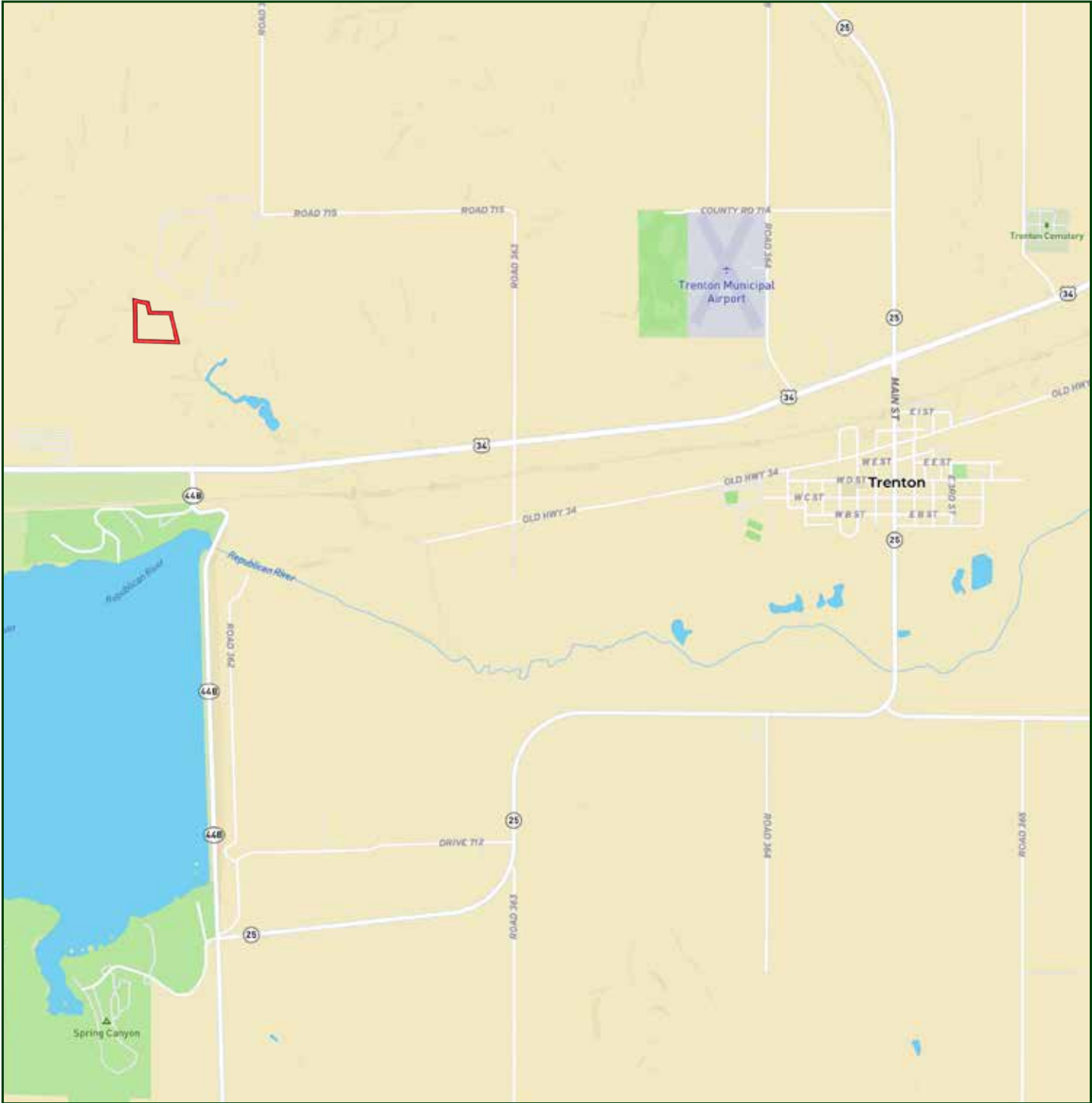
Just 30 minutes from McCook, Nebraska, you'll find convenient access to shopping, restaurants, and major amenities. The property is also served by the highly regarded Hitchcock County School District in Trenton.

The Opportunity

Properties offering this combination of privacy, views, quality improvements, and additional build potential are increasingly hard to find. Whether you're looking for a primary residence, recreational retreat, or long-term investment, this property checks every box.

Call to schedule your private showing.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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