

3BR 2BA Home with Large Shop & Several Outbuildings
located near the Republican River
35089 Road 709
Stratton, NE 69043

\$269,000
47.89± Acres
Hitchcock County



**3BR 2BA Home with Large Shop & Several Outbuildings located near the Republican River
Stratton, NE / Hitchcock County**

SUMMARY

Address

35089 Road 709

City, State Zip

Stratton, NE 69043

County

Hitchcock County

Type

Farms, Horse Property, Hunting Land, Ranches, Recreational Land,
Residential Property, Single Family, Business Opportunity

Latitude / Longitude

40.114752 / -101.2743

Dwelling Square Feet

1,404

Bedrooms / Bathrooms

3 / 2

Acreage

47.89

Price

\$269,000

Property Website

<https://greatplainslandcompany.com/detail/3br-2ba-home-with-large-shop-several-outbuildings-located-near-the-republican-river/hitchcock/nebraska/99020/>



3BR 2BA Home with Large Shop & Several Outbuildings located near the Republican River Stratton, NE / Hitchcock County

PROPERTY DESCRIPTION

Hitchcock County, NE 47.89

Here is a 3BR 2BA country home with a newer 60FT X 120 shop and several additional outbuildings located near the Republican River. The home boasts of 1,404 square feet with an open floor plan with a large kitchen, dining room, & living room. The three bedrooms consist of a master suite and 2 additional bedrooms with good size. Located near the Republican River the improvement site sits up on a hill with a mature shelter belt and some amazing views of the parcel. Recently there has been a large 60 X 120 shop built with 18ft sides, sliding doors, and electricity that offers tons of options for someone looking to park large equipment or plenty of room for storage. Additional outbuildings include a Quonset, three-sided shed, and a partial finished garage that could be used as an office. The home & shop/outbuilding have their own water wells & electric meters offer many different options and even the possibility of separating the two sites. In recent years there has been approximately 14 acres put into crop production offering annual income and a great food source for local wildlife. Several mature trees and tree rows are found throughout the acreage drawing wildlife from the nearby river bottom. Hunting opportunities include deer, waterfowl, upland birds, and small game. Check out some of the trail camera pictures of the deer taken on the property in the listing photos. Contact the listing agent for more information or to schedule a listing appointment. The property is being sold "as is" with the seller not wanting to make any repairs.

Showings by appointment only and to pre-approved buyers

Property Details:

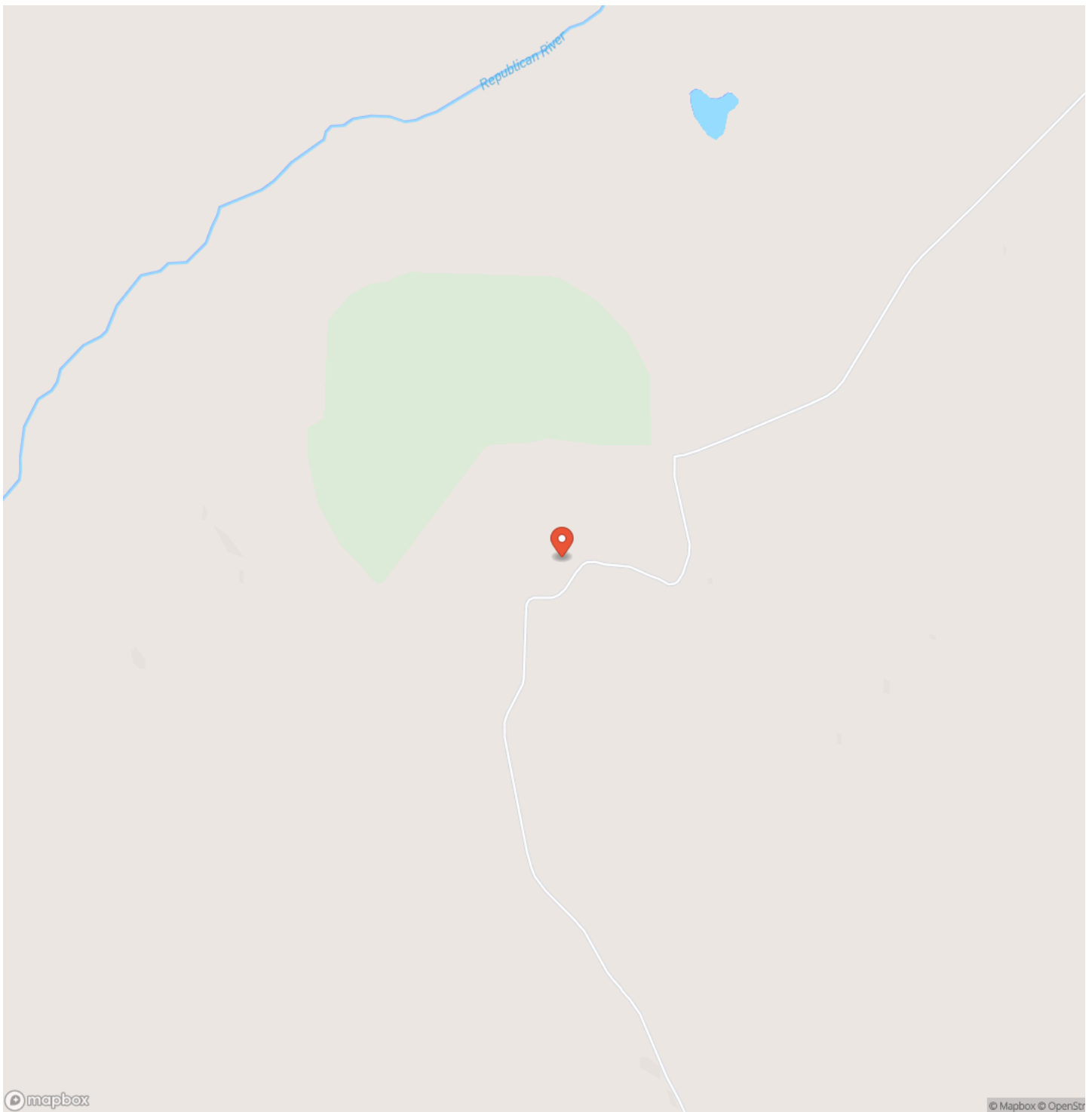
- Located Southwest of Stratton, NE
- 3BR 2BA Home
- Newer Large Shop
- Several Additional Outbuildings
- Tillable Cropland
- Near the Republican River
- Mature Tree Rows & Trees
- Amazing Recreational Opportunities
- Recorded Access Easements
- Great Views

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

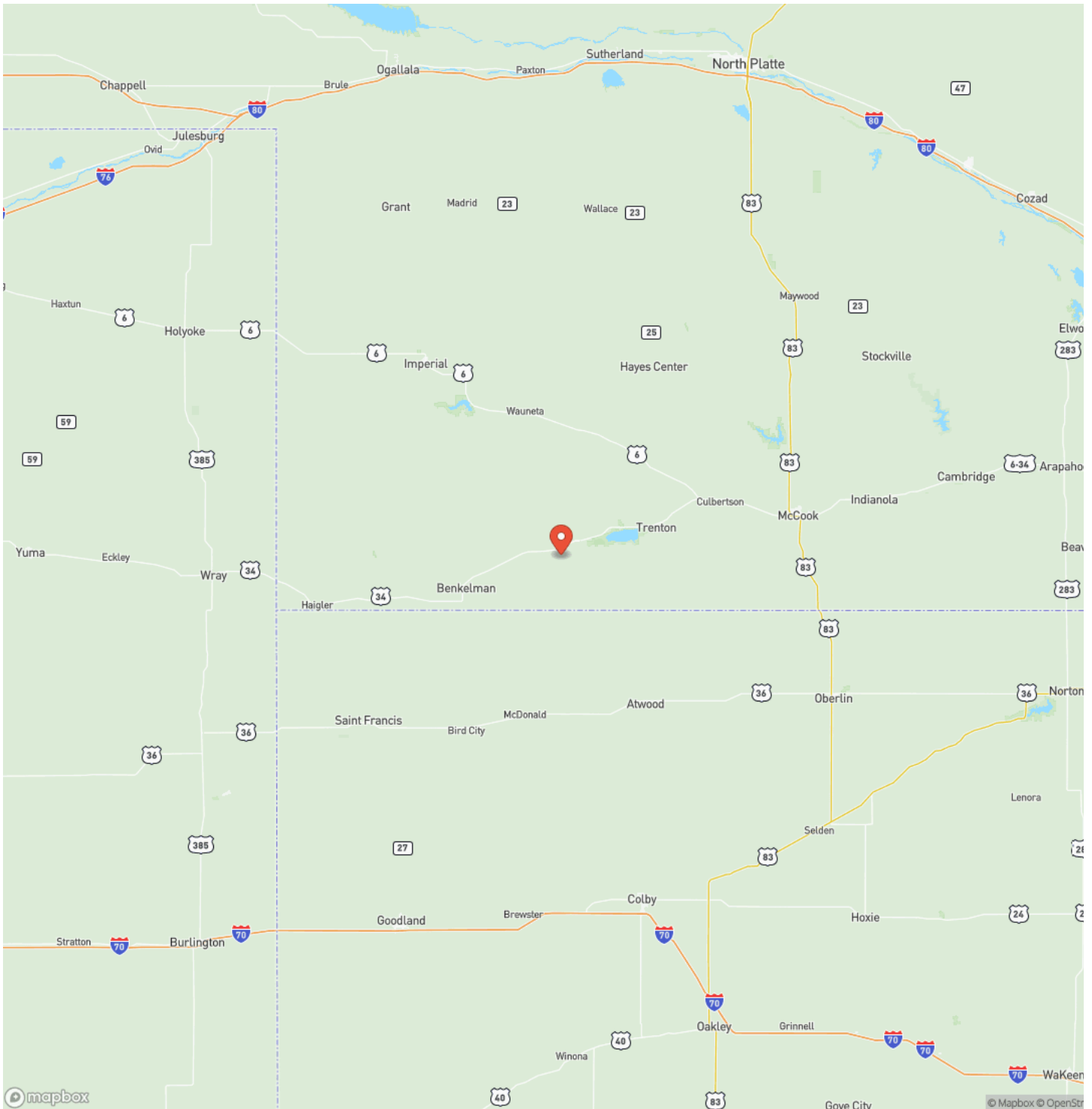
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Stratton, NE / Hitchcock County**



Locator Map



Locator Map



Satellite Map



3BR 2BA Home with Large Shop & Several Outbuildings located near the Republican River Stratton, NE / Hitchcock County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

Merino, CO 80741

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 horizontal blue or grey lines spaced evenly apart, typical of notebook paper. The lines extend across the entire width of the page, leaving small margins at the top and bottom. There are no vertical lines, text, or other markings on the page.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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