

**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**



**MORE INFO ONLINE:**

**greatplainslandcompany.com**

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

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**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/>



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**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 boost 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 a 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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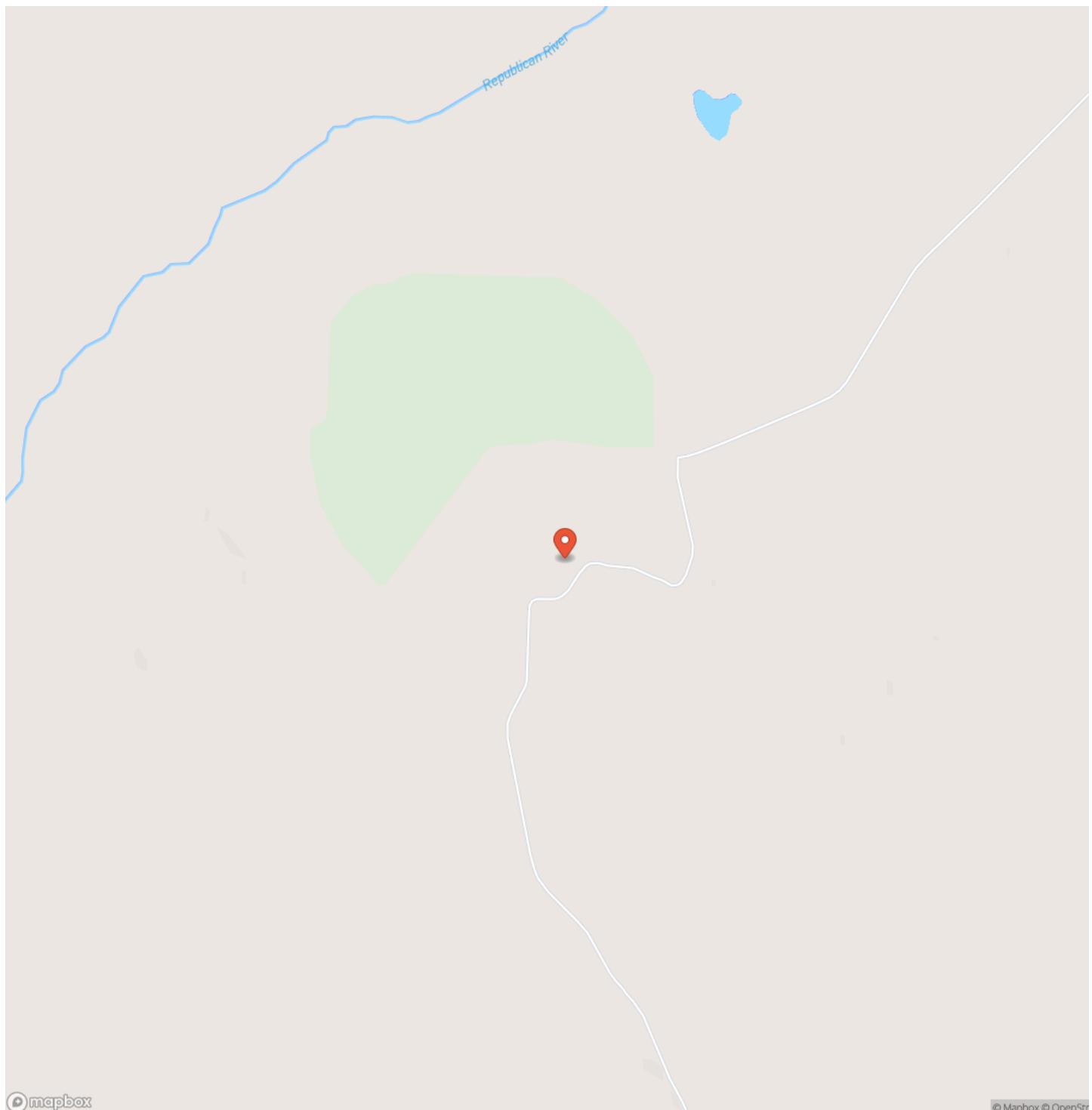


**MORE INFO ONLINE:**

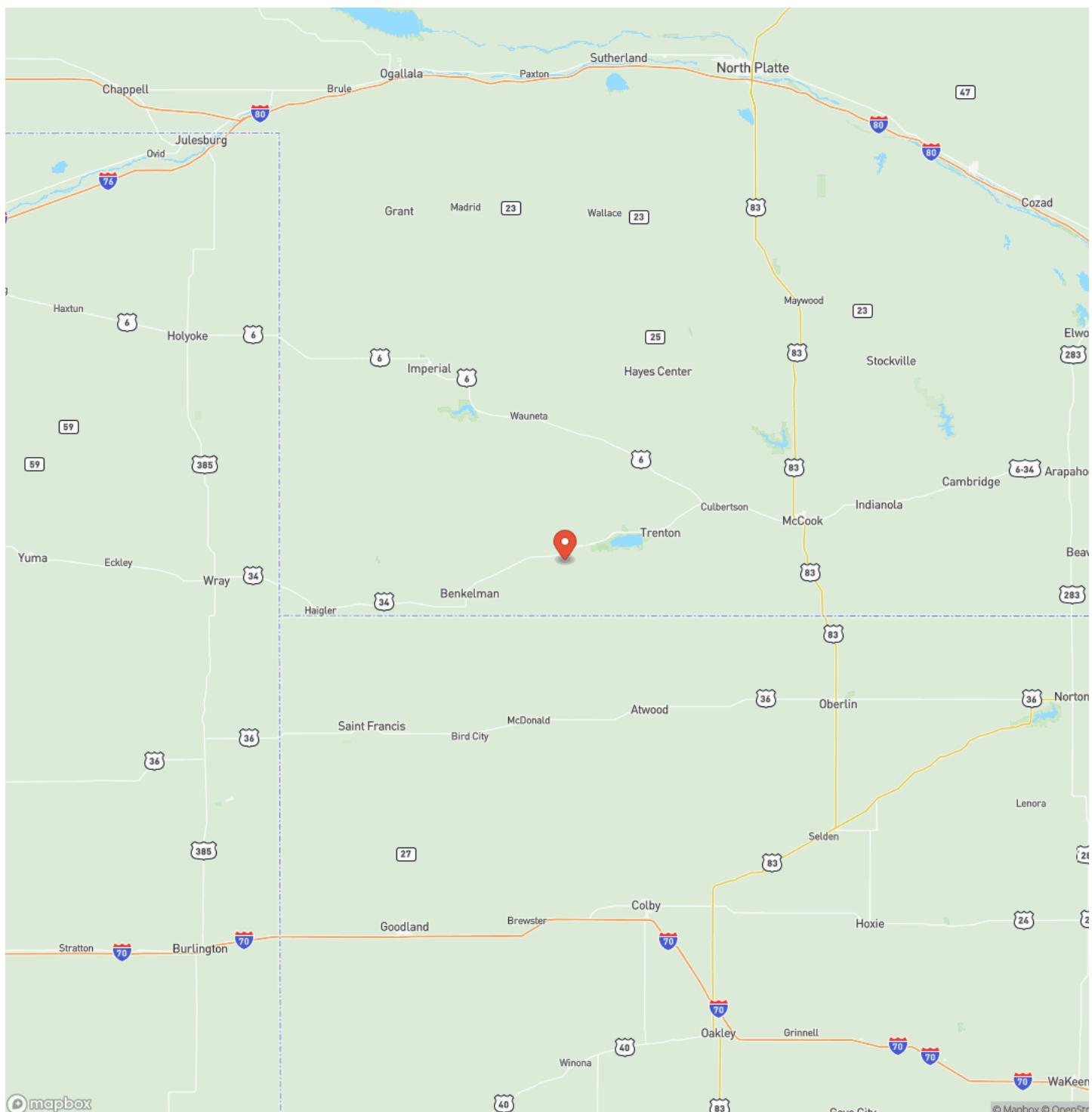
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## Locator Map



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## **Satellite Map**



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## 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

## NOTES

## **MORE INFO ONLINE:**

greatplainslandcompany.com

## **DISCLAIMERS**

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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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**Great Plains Land Company**  
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