

**Waterfowl & Upland Bird Hunting Cabin - Fillmore
County, Nebraska**
1820 Road 6
Grafton, NE 68365

\$135,000
0.590± Acres
Fillmore County



Waterfowl & Upland Bird Hunting Cabin - Fillmore County, Nebraska

Grafton, NE / Fillmore County

SUMMARY

Address

1820 Road 6

City, State Zip

Grafton, NE 68365

County

Fillmore County

Type

Hunting Land

Latitude / Longitude

40.610145 / -97.729179

Acreage

0.590

Price

\$135,000

Property Website

<https://www.mossyoakproperties.com/property/waterfowl-upland-bird-hunting-cabin-fillmore-county-nebraska-fillmore-nebraska/89421/>



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Grafton, NE / Fillmore County

PROPERTY DESCRIPTION

Waterfowl & Upland Bird Hunting Cabin Fillmore County, NE

**1820 Rd. 6
Grafton, NE 68365**

Contact Dan Rohrer, Broker (402)841-1360

Description:

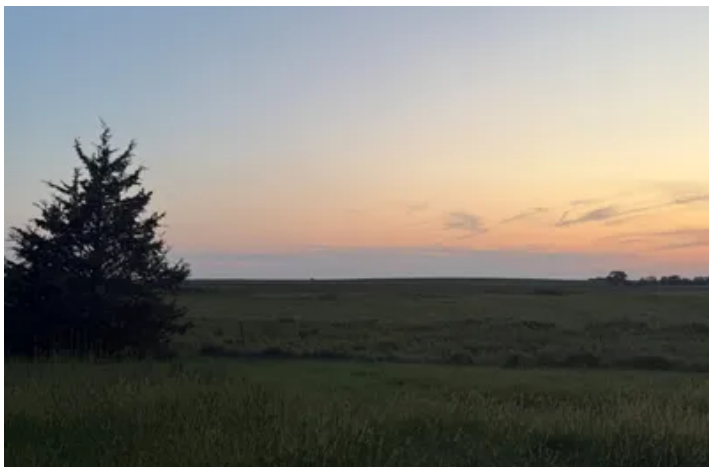
Here is a very rare opportunity to acquire your own hunting camp directly adjacent to the Morphy Waterfowl Production Area and nearby Brauning Waterfowl Production Area. The property is also centrally located amongst literally dozens of USFWS Waterfowl Production Areas and NGPC Wildlife Management Areas within 20 miles or less in every surrounding direction! Step out your front door and walk right out into the field. The 24' x 24' cabin was constructed in 2004 and is situated on .59 deeded acres. The modern, well maintained, cabin consists of one bedroom (w/ bunk beds and fold down murphy bed), one bath (w/ shower), a small kitchen area (appliances included), dining area, and utility/game cleaning room (w/ sink). A new tankless hot water heater was installed in the fall of 2021. A new LG mini split heating/cooling system was installed in 2023. New doors and windows in 2024. Spray foam insulation in the attic in 2021. This is a low maintenance cabin with steel roof and siding and set up with a simple water line winterization system in place. The property is served by permanent electrical service, a submersible well, and septic system. An additional storage shed was constructed in 2023. You can enjoy watching the sunset beneath the front porch next to the grill and overlooking the firepit. The owners have enjoyed excellent waterfowl hunting, deer hunting, and pheasant hunting. Study your Nebraska Game & Parks Public Access Atlas to see how truly unique the location of this property really is. Call for more details or to set up a showing!

Directions: From east edge of Grafton, NE: Take Road 7 south for 2 miles to Road H, then 1 mile west to Road 6, and 1 mile north

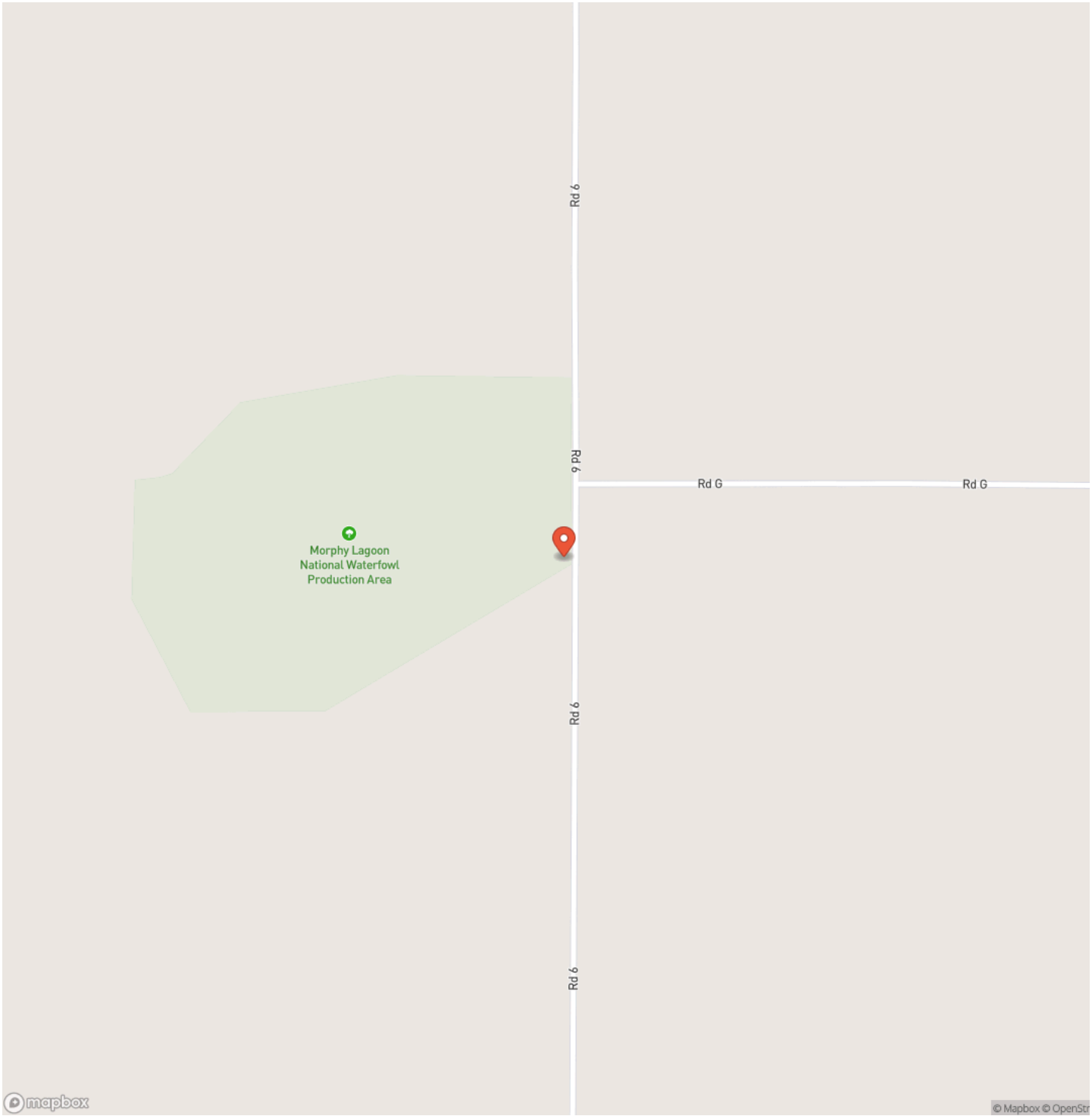
Price: \$135,000

2024 Taxes: \$324.04 **Parcel #**300030254

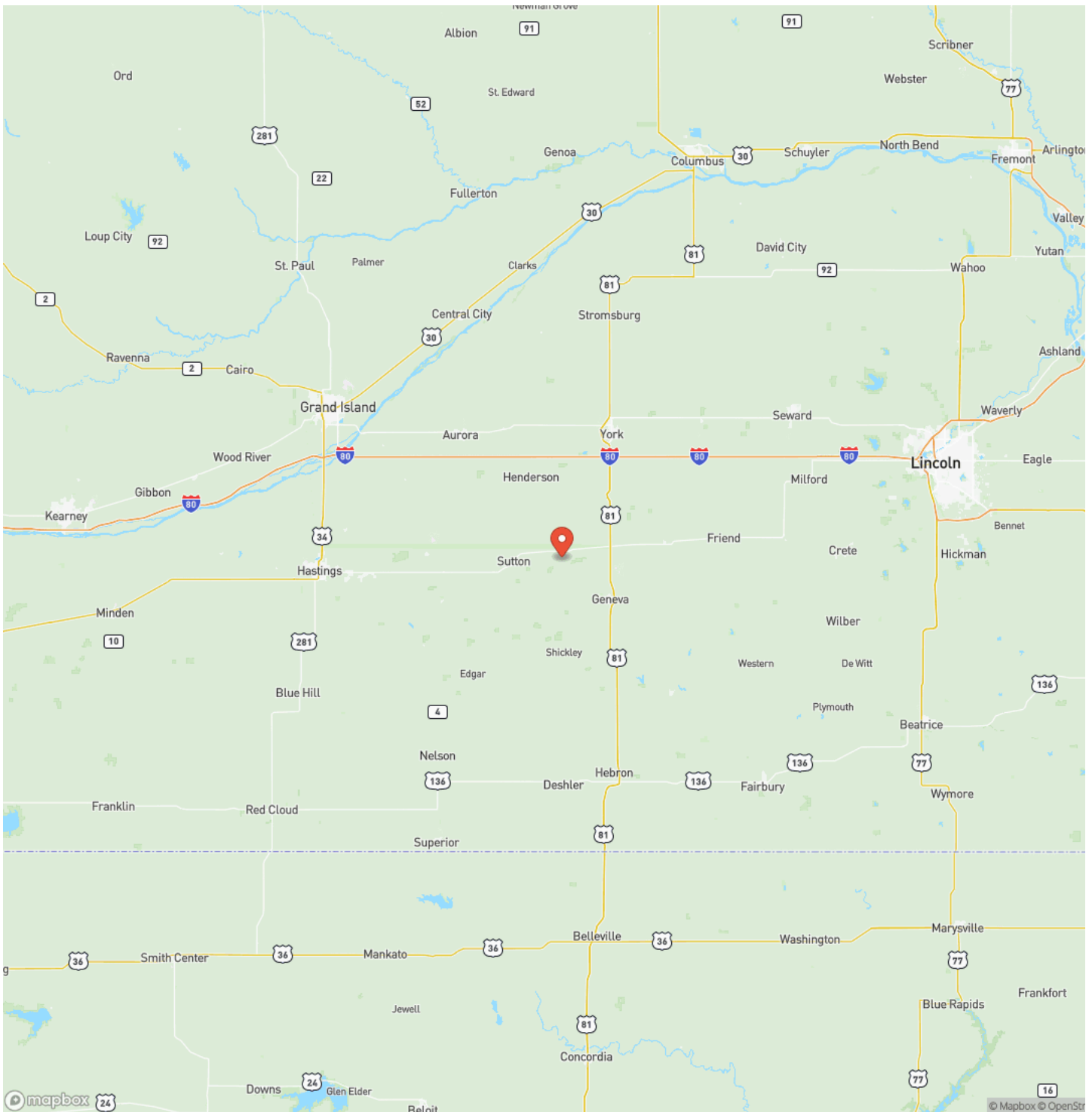
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Grafton, NE / Fillmore County



Locator Map



Locator Map



Satellite Map



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakProperties.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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