

SLG Acreage and Building

1.01 Acres | Clay County, NE | \$235,000



HAYDEN  OUTDOORS.

SLG Acreage and Building

TOTAL ACRES:

1.01

PRICE:

\$235,000

COUNTY:

Clay County

CLOSEST TOWN:

Sutton, NE

Activities & Amenities:

Development Potential
House/Cabin
Outbuilding/Barn/Shed/Shop

Land Details:

Address: 321 & Y Rd. , Sutton,
Nebraska 68979, USA
Closest Town: Sutton
Total Acres: 1.01
Zoning: Residential
Water Rights: Yes
All owned will transfer to buyer
Mineral Rights: Yes
All owned will transfer to buyer
Estimated Taxes: \$606 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Basement: None
Parking Types: Detached Garage,
Attached Garage, Driveway
Outbuildings: 2
Types of Outbuildings: Farm Utility
Building, Farm Implement Shed
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters
Foundations: Concrete

About This Property

Clay County, NE acreage potential with existing buildings close to Sutton, NE.

Land

The property features two buildings, with the primary structure measuring 73' x 52'. This building includes a finished and insulated office/living area (25' x 52'), offering comfortable accommodations complete with a living area, kitchen, bathroom with shower, and a spacious storage room. The storage room features a roll-up door, providing convenient access to the west side of the building and the adjoining cold storage space.

The remaining 48' x 52' section of the building is utilized for cold storage and a workshop area, ideal for equipment, tools, or additional workspace. Two single garage doors provide access to the south side of the building, while a 10' x 14' sliding door on the east side offers easy entry for larger equipment. The building is connected to a private well and septic system, ensuring self-sufficient utility services.

An additional implement shed is located just east of the main structure, offering extra storage space for larger machinery and equipment.

This property is available for purchase as-is for \$235,000, with an option to purchase an additional 2 acres—ideal for building a home—for an added \$15,000.





Region & Climate

Climate in Sutton, Nebraska:

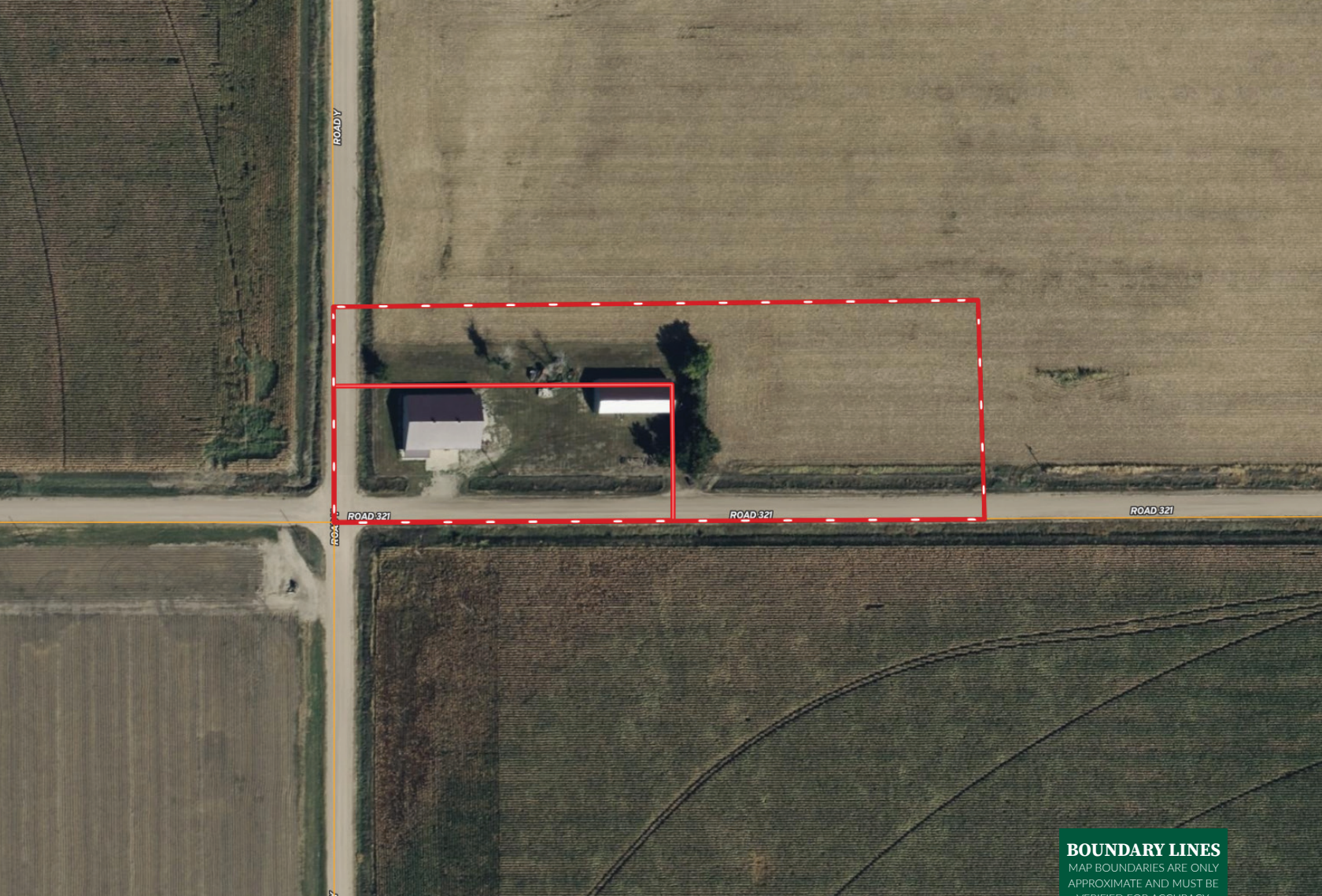
Sutton experiences a temperate climate, with hot summers and cold winters. Summer high temperatures average around 75°F, while winters are much colder, with average highs near 28°F. Precipitation is fairly consistent throughout the year, totaling approximately 25 inches of rainfall annually. Snowfall can vary, but typically reaches up to 19 inches per year—most often falling in February and March. Spring and fall are mild and comfortable, with average temperatures ranging from 45°F to 60°F.

Location

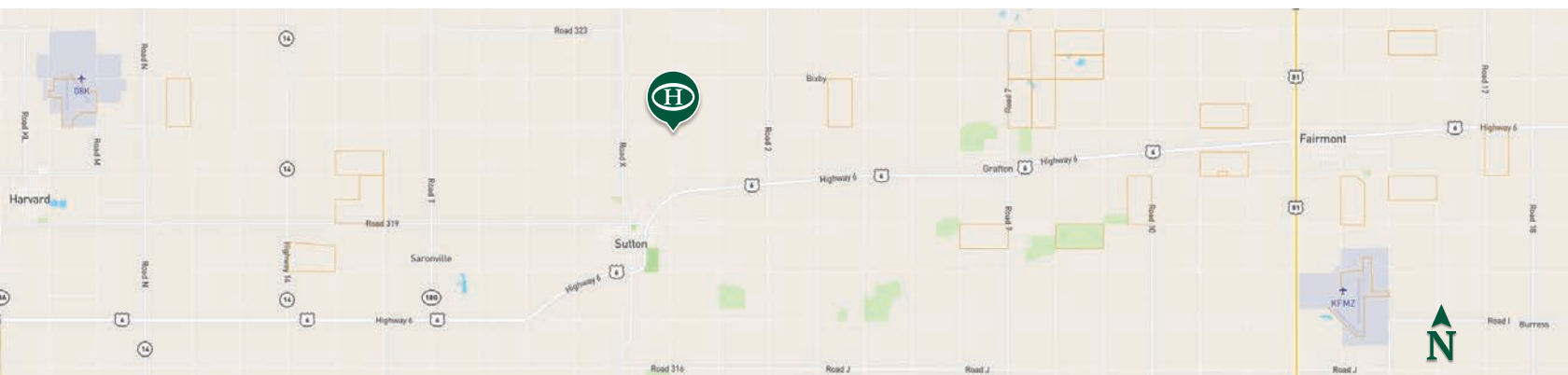
Sutton is a charming, close-knit community located in south-central Nebraska, nestled in Clay County. Positioned just off U.S. Highway 6, Sutton offers convenient access to larger nearby cities like Hastings and Grand Island, while maintaining the peaceful charm of small-town living. The area is known for its friendly atmosphere, strong agricultural roots, and welcoming neighborhoods. With a well-maintained downtown, local shops, quality schools, and parks, Sutton provides a relaxed rural lifestyle with modern conveniences just a short drive away. Whether you're looking for a place to raise a family, start a business, or enjoy the quieter side of life, Sutton offers a warm and inviting environment in the heart of Nebraska.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





 Boundary




HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE




Justin Hertz

 Broker, Licensed in NE, MO, AR, SD, IA & KS


 Justin@HaydenOutdoors.com

 402.416.3847

Aaron Baumann

 Salesperson, Licensed in NE & KS

 Aaron.Baumann@HaydenOutdoors.com

 402.984.1690



www.HaydenOutdoors.com

THE BRAND THAT SELLS THE *Land*

866.741.8323