

603 Hitchcock Street

1.17 Acres

Hitchcock County, NE

\$235,000



HAYDEN  OUTDOORS.



603 Hitchcock Street

TOTAL ACRES:

1.17

PRICE:

\$235,000

COUNTY:

Hitchcock County

CLOSEST TOWN:

Stratton, NE

Activities & Amenities:

House/Cabin
State Hunting Unit: Frenchman

Land Details

Address: 603 Hitchcock Street ,
Stratton , Nebraska 69043, USA
Closest Town: Stratton
Total Acres: 1.17
Zoning: Residential
Estimated Taxes: \$1,364
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1,500
Unfinished Sq. Ft.: 1,500
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Basement: Partial finished
Parking Types:

- Detached Garage
- Attached Garage

Fence Type: Chain Link
Heating Systems: Forced Air

Property Summary

Welcome to this ranch-style brick home offering 3 comfortable bedrooms and 2.5 bathrooms, Step inside to a warm, inviting layout with an updated kitchen and generous living area filled with natural light. Enjoy the convenience of a 2-car attached garage and a fenced backyard, ideal for outdoor entertaining, pets, or play. The exterior boasts low-maintenance brick construction situated in a quiet, established neighborhood.

Land

This property sits on a generous 1.17 -acre lot, offering the space and flexibility that's hard to find in town. Whether you're dreaming of a large garden, a play area for kids, or simply extra room to spread out, this lot delivers. The expansive yard provides privacy, room for future outbuildings or RV parking, and endless opportunities.

Improvements

Not only does this great property come with a 2-car attached garage for parking your vehicles, but it also comes with a well-constructed 40' by 40' shop offering a ton of versatile space for boat storage, equipment, workshop, or whatever your needs may be.

Recreation

Hitchcock County is an outdoorsman paradise with exceptional hunting. The property is located in the Frenchman Unit for Whitetail and Mule deer which is one of the most coveted areas for quality hunting in the state of Nebraska. The area has easy access to thousands of acres of public walk-in hunting for the chance at upland game birds, small game and waterfowl. The property is also a short drive to some of the states sought after fishing reservoirs such as Swanson Lake (7 Miles) Enders Reservoir (40 Miles) Sutherland (80 Miles)

Region & Climate

Stratton, Nebraska is located in southwestern Nebraska, in Hitchcock County, near the borders of Kansas and Colorado. The area is part of the High Plains region of the Great Plains, characterized by gently rolling terrain, open farmland, and prairies. The town sits at an elevation of around 3,300 feet. Summers are hot and dry: Highs average around 90–95°F. Winters are cold and windy, but generally dry, lows often drop below 20°F. Spring and Fall are transitional seasons Annual Precipitation average: around 18–22 inches.





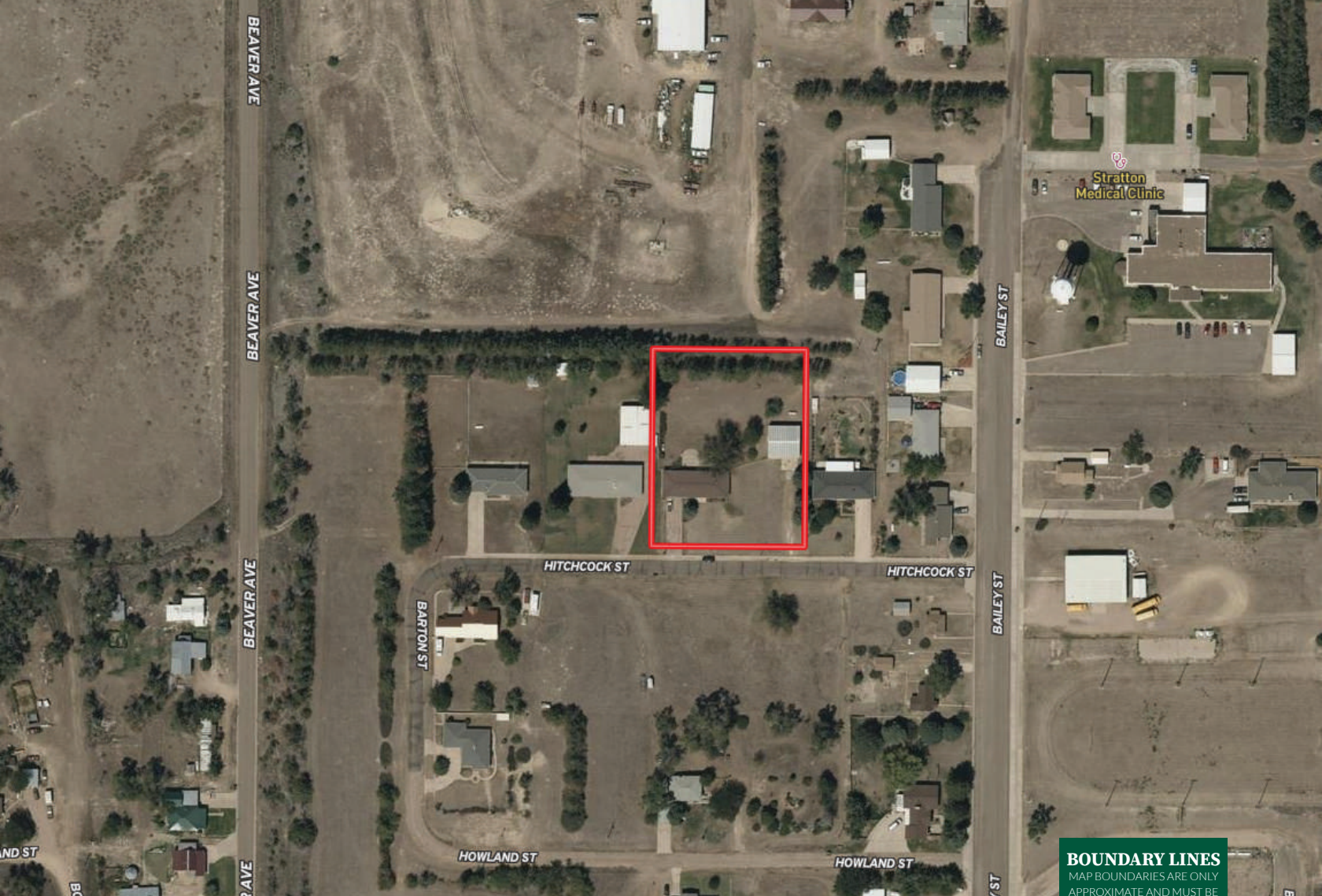
Location

This property is just a stone's throw away from Swanson Reservoir which is known for its outdoor activities such as fishing, hunting, boating & water sports, swimming, and camping.

- **Trenton, NE:** Approximately 11 miles to the east.
- **Benkelman, NE:** Approximately 18 miles to the west.
- **Culbertson, NE:** Around 21 miles to the northwest.
- **Atwood, KS:** Approximately 25 miles to the south,
- **McCook Ben Nelson Regional Airport (MCK):** Located about 45 miles to the east.
- **North Platte Regional Airport (LBF):** About 77 mi. to the north
- **Denver International Airport (DEN):** approx. 220 mi. to the west

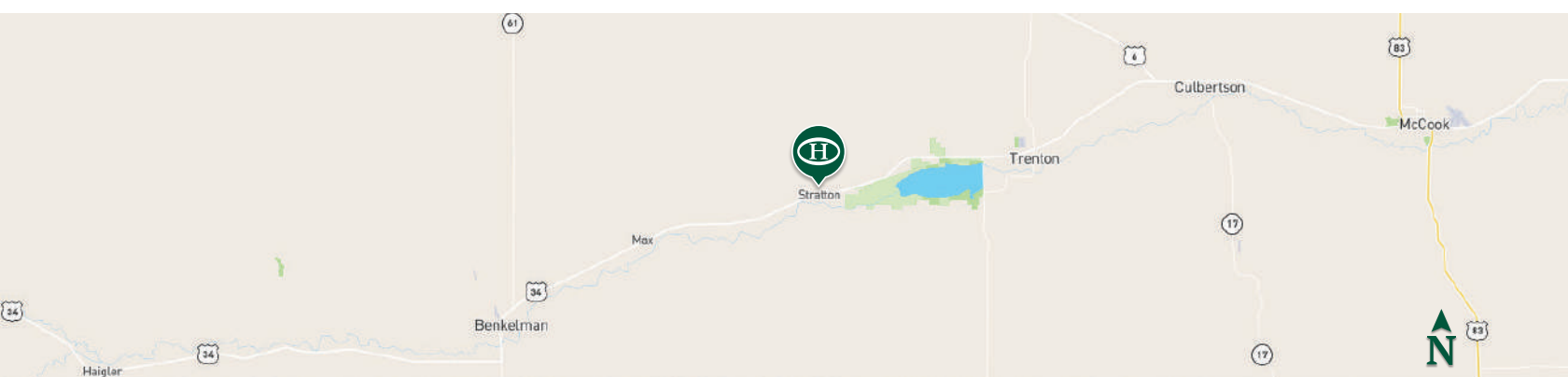
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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.






HAYDEN OUTDOORS



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