

71206 County Ave. Stratton NE

1.65 Acres

Hitchcock County, NE

\$225,000



HAYDEN  OUTDOORS.

71206 County Ave. Stratton NE

TOTAL ACRES:

1.65

PRICE:

\$225,000

COUNTY:

Hitchcock County

CLOSEST TOWN:

Stratton, NE

Activities & Amenities:

House/Cabin
Outbuilding/Barn/Shed/Shop

Land Details

Address: 71206 County Ave ,
Stratton , Nebraska 69043, USA
Closest Town: Stratton
Total Acres: 1.65
Zoning: Residential and Commercial
Estimated Taxes: \$1,674.38 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): ranch
Finished Sq. Ft.: 1,460
Unfinished Sq. Ft.: 420
Bedrooms: 3
Full Bathrooms: 2
Basement: Partial finished
Parking Types: Detached Garage
Outbuildings: 3
Heating Systems: Forced Air

Property Summary

Unique Opportunity: 3 Bed, 2 Bath Home with Feed Store and Shops!

Don't miss this rare chance to own a comfortable 3-bedroom, 2-bathroom home paired with an office and several large shops currently operating as a feed store business, all on one property!

Land

This expansive 1.65-acre lot offers plenty of room to live, work, and play. The property includes a well-maintained home set back from the road, providing privacy and peaceful living. Enjoy the open yard space perfect for gardening, outdoor activities, or future expansions. In addition to the home, the property boasts multiple shops and an office —ideal for hobbyists, contractors, or anyone needing versatile workspace and storage. Whether you're running a business, working on vehicles, or pursuing creative projects, these buildings provide ample room and convenience.

Improvements

The residence offers a warm, functional layout with 3 spacious bedrooms, 2 full bathrooms, a bright kitchen, and a large living area — perfect for family living or entertaining. The home offers exceptional natural light throughout. This property is equipped with several buildings for storage. The sky is the limit with these great buildings, whether you're an Entrepreneur looking to start a new business or a local farmer looking for a place to store and work on equipment this property has something for everyone.

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)

General Operations

Property is currently being operated as a feed store.





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 mi. to the east.
- **North Platte Regional Airport (LBF):** About 77 mi. to the north
- **Denver International Airport (DEN):** approx. 220 mi. to the west

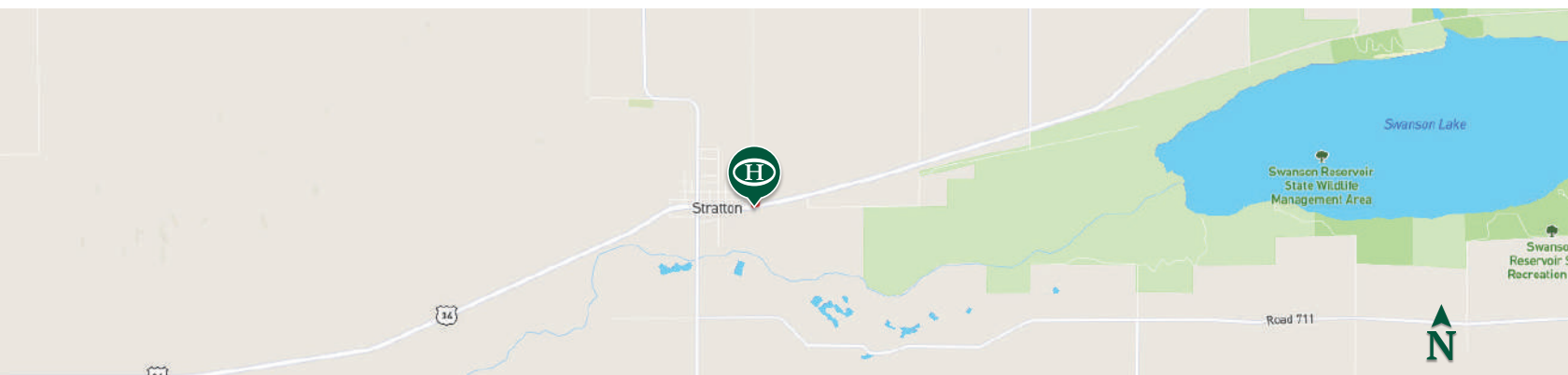
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 Boundary

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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