

# Bison Hill Getaway - Lot 2

2.97 Acres | Loup County, NE | \$150,000



HAYDEN  OUTDOORS.

# Bison Hill Getaway - Lot 2

TOTAL ACRES:

2.97

PRICE:

\$150,000

COUNTY:

Loup County

CLOSEST TOWN:

Burwell, NE

## Activities & Amenities:

ATV/Off Road  
Boating/Sailing/Rafting  
Development Potential  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl  
Mineral Rights  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Water Rights  
Water View  
Waterfront  
Wooded

## Land Details:

**Address:** 000 Bison Hills Dr,  
Burwell, Nebraska 68823, USA  
**Closest Town:** Burwell, NE  
**Total Acres:** 2.97  
**Deeded Acres:** 2.97  
**Zoning:** SFR  
**Water Rights:** Yes, to be verified.  
**Mineral Rights:** Yes, to be verified.  
**Estimated Taxes:** \$328 - 2024  
**Source of lot size:** Assessor/Tax Data

## Building Details

**Other Improvements:** Well,  
Electric, Fiber-Optic  
**Waterfront Features:**  
Calamus Reservoir  
**Exterior Features:** Mature Trees, Sandhills  
Rolling Pasture & Waterfront View

## About This Property

Untamed beauty awaits on Lot 2 in Aggies Acres 5th Subdivision. Overlooking Calamus Reservoir and the rolling Sandhills, this land is where memories are built from the ground up. With 2.97 acres, power, fiber optic, and a shared well nearby, just bring your vision—and let the land do the rest.

## Land

Set your sights on a rare slice of Nebraska's lake country with Lot 2 in Aggies Acres 5th Subdivision. This 2.97 +/- acre parcel offers sweeping views of the shimmering Calamus Reservoir and the iconic rolling Sandhills—an inspiring backdrop for your future lake home or cabin retreat. With open space, natural contours, and the peaceful rise of the Sandhills in the distance, this land is where memories are built from the ground up. Whether you're seeking quiet mornings, lakeside adventures, casting a line into some of Nebraska's best walleye and bass waters, tubing and boating across the open reservoir, or simply unwinding around a fire with family and friends, this property invites you to bring your vision—and let the land do the rest.

## Improvements

This property isn't just beautiful—it's ready. Lot 2 comes with essential utilities in place to help you start building your dream home or vacation retreat without delay. Electric source borders the property and fiber optic internet is buried approximately 500 ft from the build site, ensuring you stay connected even while enjoying the quiet of the countryside. A community well borders the lot, offering reliable access to water without the hassle of drilling your own. Whether you're planning a seasonal getaway or a full-time residence, the groundwork is already set for your future here.



## Recreation

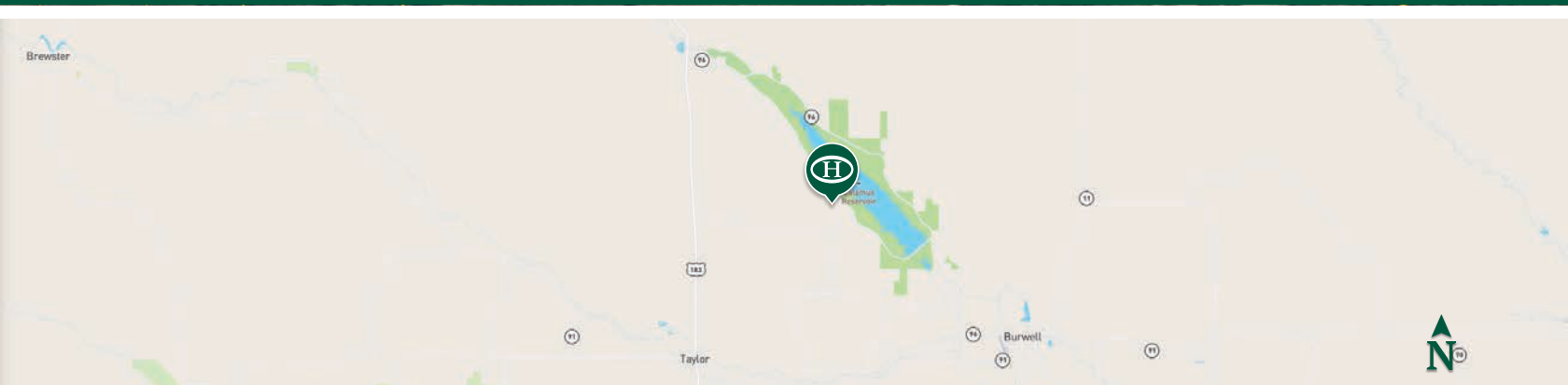
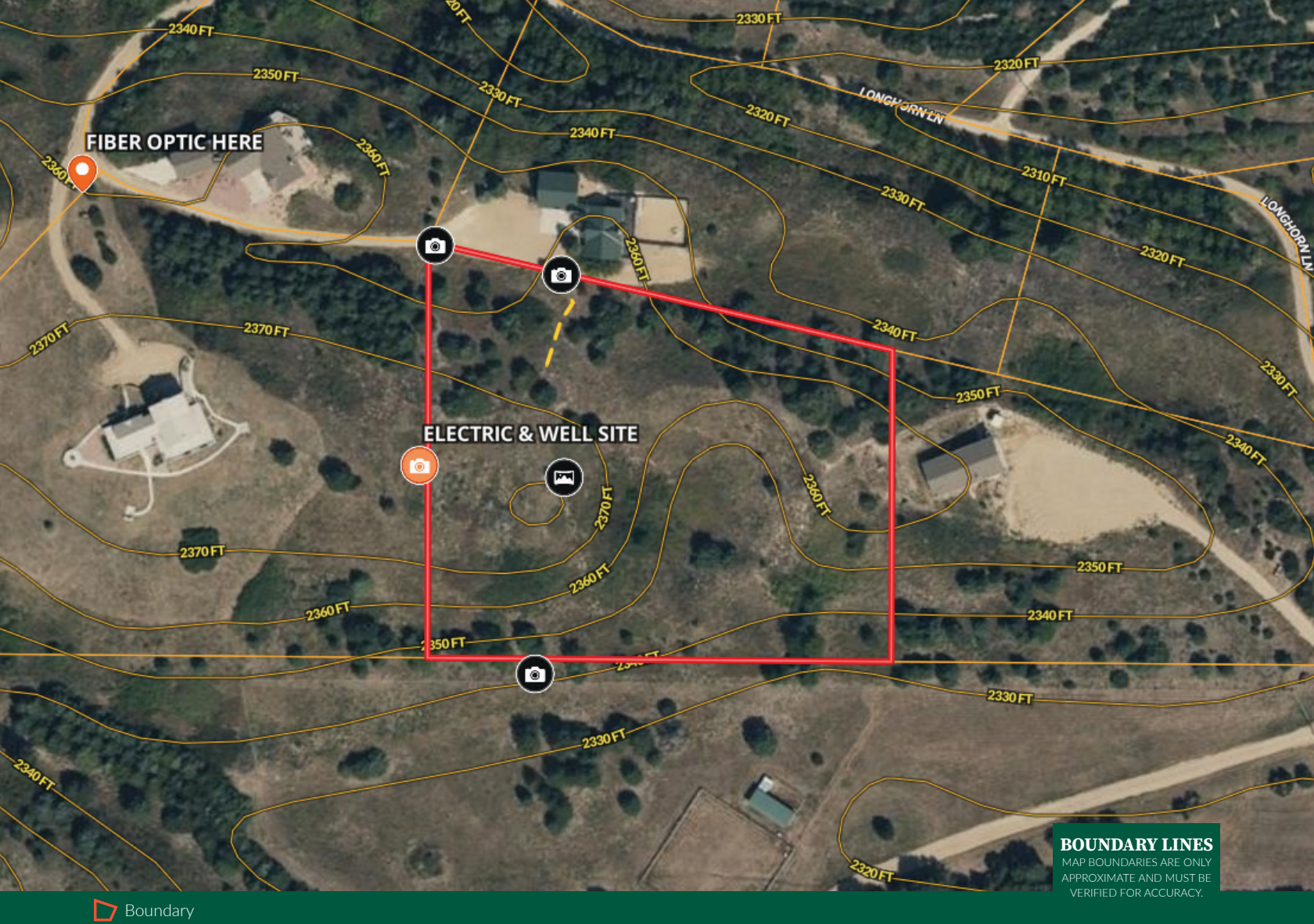
Calamus Reservoir, nestled in Nebraska's Sandhills, offers a wealth of outdoor activities for enthusiasts and families alike. Anglers can enjoy fishing for species such as walleye, white bass, channel catfish, and rainbow trout, with the reservoir being a popular destination for both casual and tournament fishing. Boating enthusiasts have access to multiple boat ramps, including those at Nunda Shoal and Buckshot Bay, facilitating a variety of water sports from leisurely cruises to water skiing. All types of boats are permitted. The surrounding Calamus State Recreation Area provides ample opportunities for camping, hiking, and wildlife observation, making it a versatile destination for nature lovers.

A unique feature of the area is the Calamus State Fish Hatchery, located just below the Virginia Smith Dam. As Nebraska's largest fish hatchery, it boasts 51 rubber-lined ponds and state-of-the-art facilities dedicated to raising a variety of fish species, including rainbow trout, walleye, and channel catfish. Visitors are welcome to explore the hatchery's interpretive displays and learn about the fish production process. Tours for institutional and school groups can be arranged by appointment, offering a glimpse into the efforts to maintain and enhance Nebraska's fish populations and fishing opportunities.

Whether you're casting a line, cruising the open water, or exploring the natural beauty of the Sandhills, Calamus Reservoir offers a rich tapestry of recreational opportunities for all ages.

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