

TBD US Hwy 34 Stratton

42.00 Acres

Hitchcock County, NE

\$140,000



HAYDEN  OUTDOORS.

TBD US Hwy 34 Stratton

TOTAL ACRES:

42.00

PRICE:

\$140,000

COUNTY:

Hitchcock County

CLOSEST TOWN:

Stratton, NE

Activities & Amenities:

Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Small Game
Hunting - Upland Birds
Outbuilding/Barn/Shed/Shop

Land Details

Address: TBD US Hwy 34,
Stratton, Nebraska 69043, USA
Closest Town: Stratton
Total Acres: 42.00
Zoning: AG
Estimated Taxes: \$282 - 2024
Source of lot size: Assessor/Tax Data
Outbuildings: 3

Property Summary

Just outside Stratton, Nebraska, this 42-acre property offers a peaceful country setting with a mix of usable land and natural beauty. Mature cottonwood trees provide shade and character, while 9.5 acres of dryland cropland are ready for farming or food plots. The remaining pastureland is ideal for horses or small farm animals. Several solid outbuildings with tin siding offer excellent storage or shelter. Whether you're looking for a hobby farm,

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)

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

Sitting on the eastern edge of Stratton Nebraska 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):** Situated about 77 miles to the north
- **Denver International Airport (DEN):** approximately 220 miles to the west

**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.*



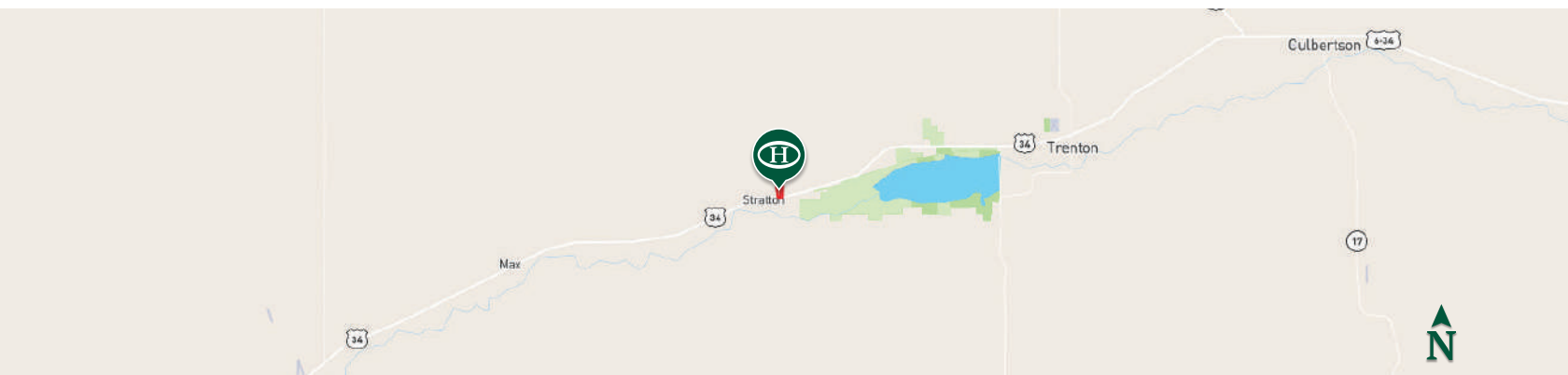


 Boundary

ROAD 712

BOUNDARY LINES

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Clay Owens

 Licensed in CO, KS, NE, & WY

 Clay@HaydenOutdoors.com

 308.882.8171

Cooper O'Connor

Salesperson, Licensed in KS & NE 

Cooper@HaydenOutdoors.com 

970.590.0235 



www.HaydenOutdoors.com

THE BRAND THAT SELLS THE *Land*®

866.741.8323