

73552 318 A

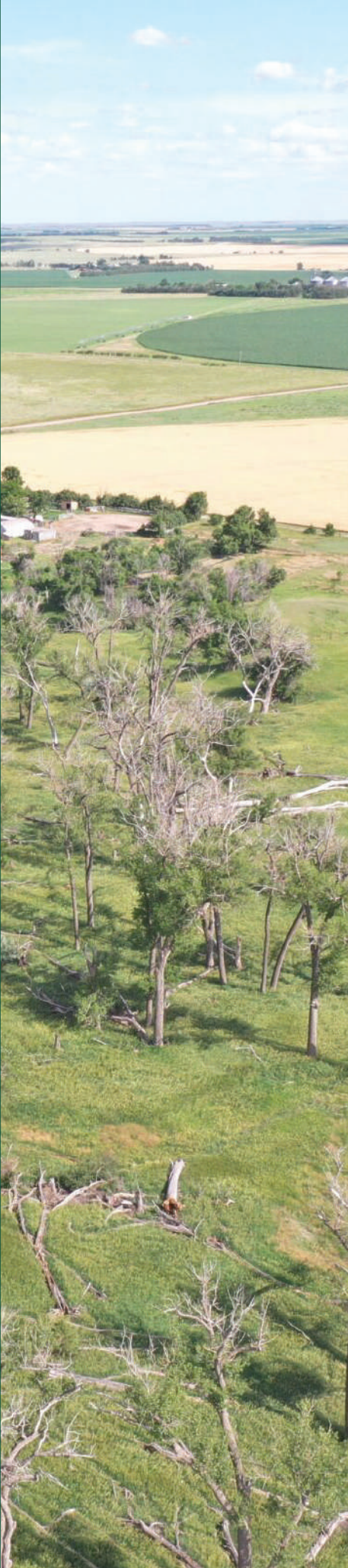
21.74 Acres

Chase County, NE

\$425,000



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road

Equestrian/Horse Property

House/Cabin

Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds

Outbuilding/Barn/Shed/Shop

Propane

State Hunting Unit: Frenchman

Land Details

Address: 73552 318A, Champion,
Nebraska 69023, USA

Closest Town: Champion

Total Acres: 21.74

Zoning: single family

Elevation: 3400

Topography: hilly creek bottom

Estimated Taxes: \$1,243 - 2024

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): ranch

Finished Sq. Ft.: 3050

Bedrooms: 3

Basement: Partial finished

Parking Types: Detached Garage

Outbuildings: 3

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace & Forced Air



About This Property

Discover 21.74 acres of serene country living just 20 minutes from Imperial, NE. This property features a well-kept 3 bed, 2 bath home on the main level, plus 2 non-conforming bedrooms and a full bath downstairs. A cottonwood-lined dry creek bottom attracts deer, turkey, pheasants, and more. Includes an insulated 2-car garage and a second shop/equipment building nearby—perfect for work or storage.

Land

This beautiful 21.74-acre parcel is a rare gem tucked away along the serene banks of Frenchman Creek. Lush, thick brome grass blankets the land, while mature cottonwoods line the creek, offering both shade and scenic charm. Meticulously maintained, the property exudes a sense of care and pride, making it an ideal setting for a private retreat or nature escape. With its secluded location and peaceful surroundings, this is the perfect place to enjoy the quiet beauty of the countryside.



Improvements

This beautifully maintained home offers 1,525 square feet on the main level, featuring 3 spacious bedrooms and 2 full bathrooms. The well-designed kitchen flows into a comfortable living area with a cozy gas fireplace, creating a warm and inviting space. The home also includes updated windows and newer siding, providing improved energy efficiency and a fresh exterior look the windows and siding are also updated on the detached garage.

The mostly finished 1,525 square foot basement adds valuable living space, complete with a large recreation room, family room, two non-conforming bedrooms, and a custom-designed bathroom.

Enjoy the outdoors on the large composite deck overlooking the backyard—ideal for entertaining or relaxing. Additional amenities include a 780 sq ft oversized 2-car detached garage, a 528 sq ft workshop and equipment shed, and two garden sheds for tool storage and the backup generator. This property offers a perfect blend of comfort, updates, and functionality.





Recreation

Southwest Nebraska is an outdoor recreation paradise with exceptional hunting and fishing opportunities abound. Imperial, is located in the Frenchman Unit for Mule deer which is one of the most coveted areas for quality bucks in the state of Nebraska. Pheasant hunting in the area has historically been very good with consistent numbers of birds making their homes in the area. There is access to thousands of acres of public walk-in hunting and the Balcony House is also within a short drive of both northwest Kansas and northeast Colorado. This gives hunters the opportunity to hunt all three states on the same day if desired. This property is also just a short drive from several local lakes and reservoirs such as Enders Reservoir State Recreation Area (12 miles), Lake McConaughy (60 miles) as well as Swanson Lake, Rock Creek SWA, and Hugh Butler Lake are all within 45 minutes. These lakes offer exceptional fishing and water sports as well as water fowl and big game hunting opportunities.





Region & Climate

Western Chase County, Nebraska, lies within the Great Plains region characterized by gently rolling terrain and mixed grass prairie. The climate is continental, with warm to hot summers and cold winters. Annual precipitation averages around 20 to 25 inches, mostly occurring from late spring through early summer. The area can experience dry spells and occasional severe weather like thunderstorms and winter snowstorms. This climate supports native grasses and agricultural uses, including ranching, irrigation and dryland farming.

History

Nestled in the heart of Chase County, Nebraska, this unique property holds echoes of the past with remnants of the historic Bussell Mill — once a vital landmark in the region's early development. Known throughout the county in its heyday, the old mill served as place for local farmers to bring their wheat to be ground into flour. Today, the stone foundation stands as quiet witnesses to its storied legacy, offering a rare glimpse into Nebraska's pioneer history. Ideal for history enthusiasts or those seeking a truly one-of-a-kind setting, this property blends rustic charm with rich heritage.

Location

The property is conveniently located just 15–20 minutes from Imperial, Nebraska, providing easy access to local schools, shopping, and essential services. It's also approximately 3 hours from Denver and Colorado's Front Range, making it a manageable drive to major urban amenities, airports, and recreational opportunities while still enjoying the peace and privacy of rural 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.





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

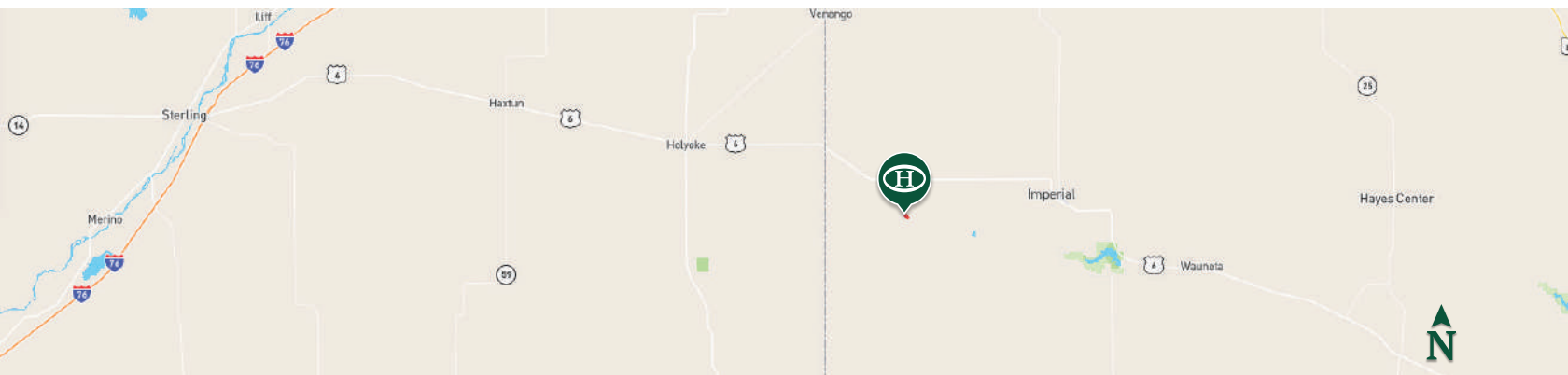




 Boundary

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, NE, KS & WY

 Clay@HaydenOutdoors.com

 308.882.8171

Melisa Owens

Broker, Licensed in CO & NE 

Melisa@HaydenOutdoors.com 

970.486.9985 

