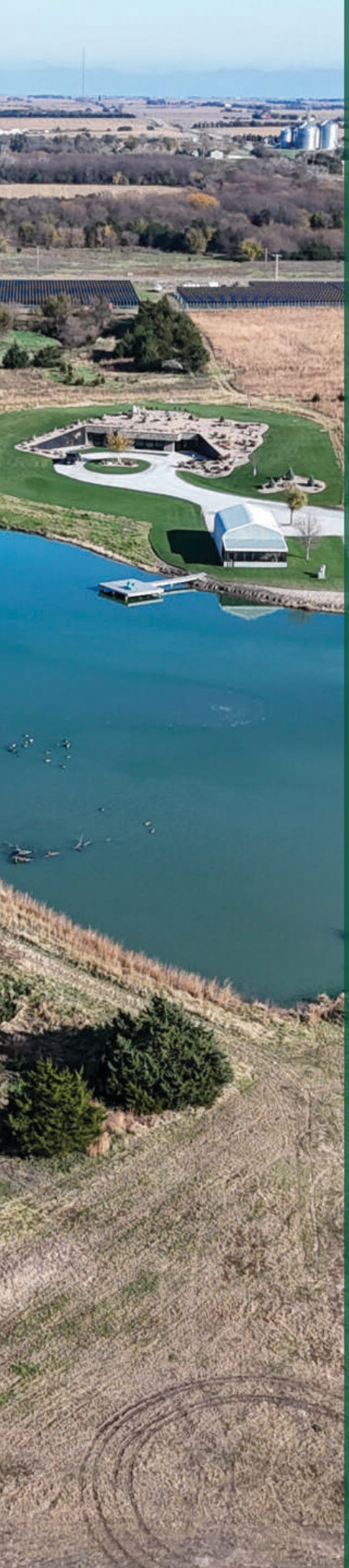
Whitetail Waters at School Creek

79.93 Acres | Clay County, NE | $925,000



HAYDEN OUTDOORS



Activities & Amenities

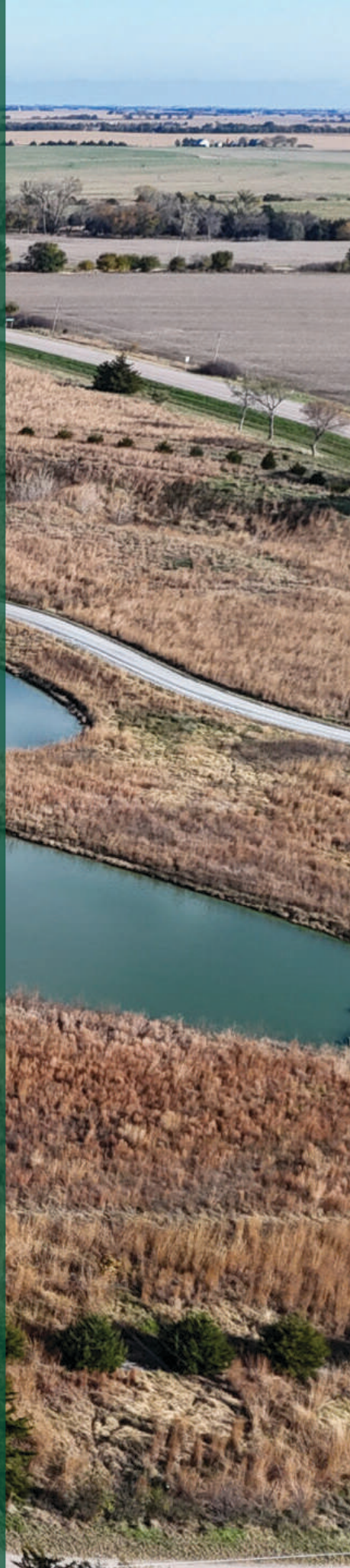
ATV/Off Road
Dock/Pier
Farm/Crops/Ag
House/Cabin
Hunting - Big Game, Small Game, Predator/ Varmint, Turkey, Upland Birds, Waterfowl
Income Producing
Irrigation
Mineral Rights
Off Grid Power/ Solar
Outbuilding/Barn/Shed/Shop
Pond/Lake/Fishing
Timber/Wooded
Water Access/Water View/Waterfront
Wind/Energy

Land Details

Address: 1860 US-6 , Saronville, Nebraska 68975, USA
Closest Town: Saronville
Total Acres: 79.93 | Deeded Acres: 79.93
Zoning: Agricultural
Pasture Acres: 24.48
Water Rights: Yes
Water Type: Water Right - Full Ownership, All owned will transfer to buyer
Mineral Rights: Yes, All owned will transfer to buyer
Estimated Income: $10,770
Income Type: CRP & Solar Lease
Estimated Taxes: $2,902 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1, SIP Panel Earth Home
Finished Sq. Ft.: 2150
Stories: 1
Bedrooms: 3 | Full Bathrooms: 2
Water Provider: Private Well
Parking Types: Detached Garage, Attached Garage, Driveway
Outbuildings: 2
Types of Outbuildings: 30'x50' Insulated Shop, 60'x160' Quonset
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Foundations: Concrete
Waterfront Features: Private 5.5 Acre Lake
Exterior Features: School Creek, Hunting, Fishing
Appliances: Dishwasher, Dryer, Refrigerator, Microwave, Oven, Washer
Siding: Cement
View: Lake, Private, Water, Wooded



Property Summary

Unique recreational property near Saronville, NE, featuring a 3-bedroom, 2-bath energy-efficient home, approximately 5.5-acre stocked fishing lake, excellent pheasant, quail, deer, and turkey hunting, insulated 30’ x 50’ heated outbuilding, 60’ x 160’ equipment Quonset, beautiful landscaping, solar power generation, and additional income from CRP and solar leases. A rare opportunity for recreation, relaxation, and investment!









Land

Discover an exceptional property offering a unique combination of modern living, energy efficiency, recreational enjoyment, hunting opportunities, and additional income potential, conveniently located at 1860 Highway 6 near Saronville, Nebraska.

The beautifully designed 3-bedroom, 2-bathroom home is built into the natural slope of the hillside utilizing SIP (Structural Insulated Panel) construction, providing superior insulation and energy efficiency. Thoughtfully designed with high-end finishes and appliances throughout, the home features individual mini-split systems, allowing for customized heating and cooling comfort in each bedroom and living area. Additional amenities include a single-stall garage, solar power generation, and beautifully maintained landscaping that creates an inviting setting.

The property features an approximately 5.5-acre stocked lake, offering outstanding recreational and fishing opportunities. The lake is stocked with crappie, bluegill, perch, and smallmouth bass, with flathead minnows routinely introduced to support the lake's fishery. An impressive 800-gallon-per-minute well, powered by a 30-horsepower electric motor, provides the capacity to support and maintain lake water levels. Three strategically placed aerators help maintain optimal oxygen levels and promote a healthy aquatic environment.

Adding to the property's exceptional natural features, School Creek meanders through the property, providing an additional water source and valuable wildlife habitat. The creek corridor enhances the property's natural beauty while creating an attractive environment for whitetail deer, turkey, pheasant, quail, and other wildlife. Combined with the stocked lake and surrounding habitat, the property offers outstanding recreational opportunities and excellent hunting potential, with thriving populations of pheasant, quail, whitetail deer, and turkey.

The improvements extend well beyond the residence. A separate 30′ x 50′ insulated outbuilding features a concrete floor, heating, and a bathroom, offering excellent space for entertainment, hobbies, storage, or recreational use. An additional screened-in porch overlooks the lake, creating the perfect setting to relax, entertain guests, and enjoy the surrounding scenery. Docks provide convenient access to the water, while underground sprinkler systems service the landscaping around both the home and outbuilding.











For those needing additional storage capacity, the property also includes an impressive 60′ x 160′ Quonset with a dirt floor, providing substantial space for large equipment, machinery, vehicles, and other storage needs.

Beyond the exceptional lifestyle and recreational amenities, the property offers additional income potential through existing CRP payments and a separate solar lease agreement, along with on-site solar power generation.

Properties offering this combination of energy-efficient modern construction, a private stocked fishing lake, School Creek frontage, excellent hunting habitat, extensive outbuildings, beautiful landscaping, and multiple income streams are truly hard to find. Whether you're looking for a private recreational retreat, hunting and fishing getaway, or a unique investment opportunity, this property offers an extraordinary combination of amenities and possibilities.

Region & Climate

Located in south-central Nebraska, near the communities of Sutton, Clay Center, and Hastings, the property enjoys a four-season continental climate characteristic of the Central Great Plains. This region offers a balance of warm summers, cold winters, and generally favorable growing conditions, supporting agriculture, outdoor recreation, and diverse wildlife habitat.











Seasonal Climate:

- Spring: Temperatures gradually warm, with average highs ranging from the low 50s in March to the low 70s in May. Spring rainfall helps support vegetation, agricultural production, and wildlife habitat.
- Summer: Warm to hot conditions prevail, with average daytime highs generally reaching the mid-80s during June through August. Long daylight hours provide excellent opportunities for fishing, boating, hunting preparation, and outdoor recreation.
- Fall: Generally pleasant temperatures, with average highs ranging from the upper 70s in September to the mid-60s in October. The season provides excellent conditions for hunting, fishing, and enjoying the changing landscape.
- Winter: Cold temperatures are typical, with January average lows around 15°F and average highs in the mid-30s. Snowfall and seasonal freezing create a traditional Nebraska winter environment.

Annual Climate Characteristics:

- Average annual high temperature: Approximately 63°F.
- Average annual low temperature: Approximately 40°F.
- Average annual precipitation: Approximately 28 inches.
- Growing season: Generally mid-April through mid-October.

Regional Climate & Outdoor Appeal

- South-central Nebraska's climate supports a productive agricultural region with a mixture of cropland, grassland, waterways, and natural wildlife habitat. Seasonal precipitation and warm growing conditions contribute to vegetation and habitat that support pheasant, quail, whitetail deer, and turkey populations.
- The combination of seasonal weather, abundant sunshine, and four distinct seasons makes this area attractive for year-round outdoor recreation, including fishing, hunting, wildlife observation, and enjoying the outdoors.

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.

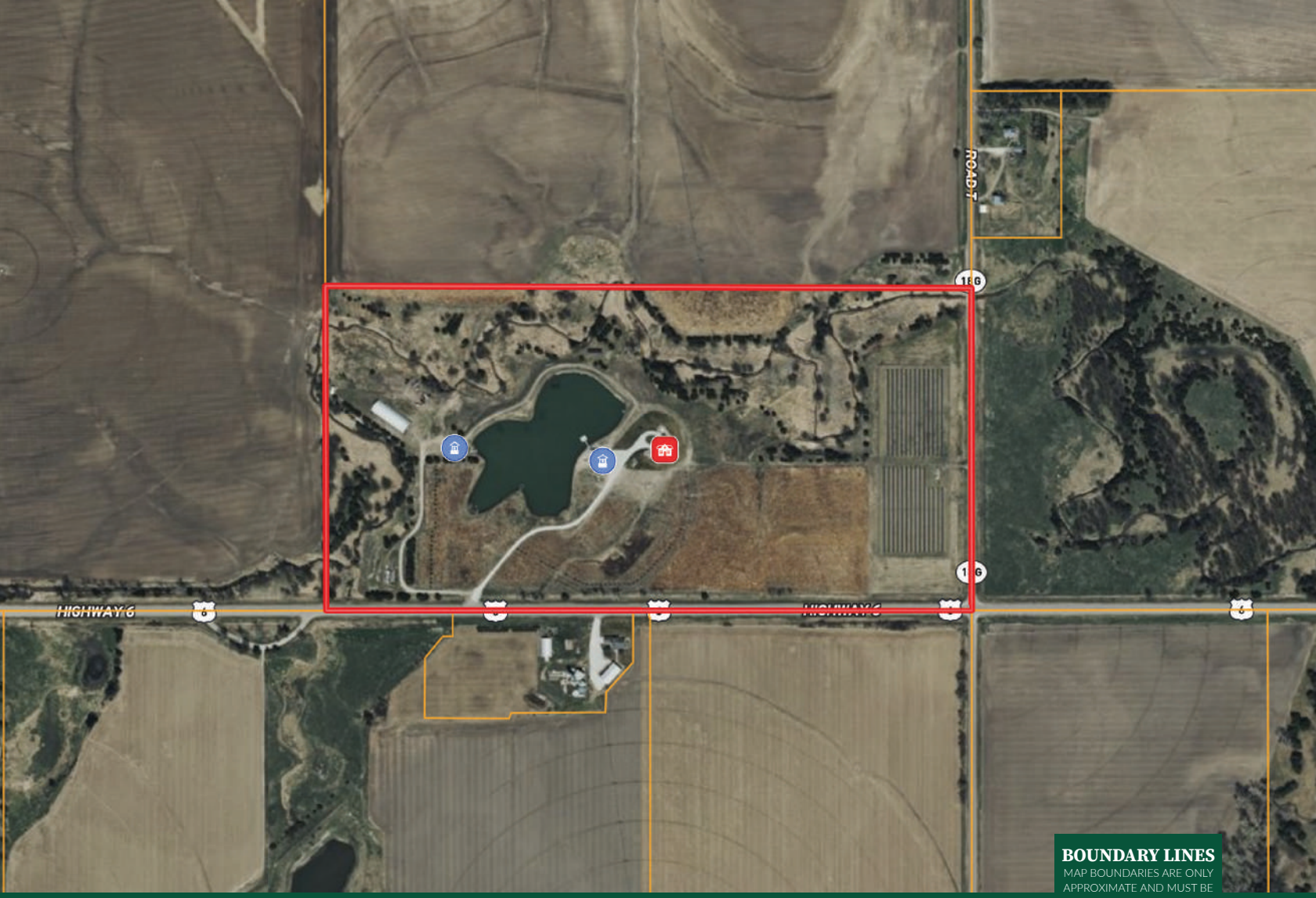
EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status,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

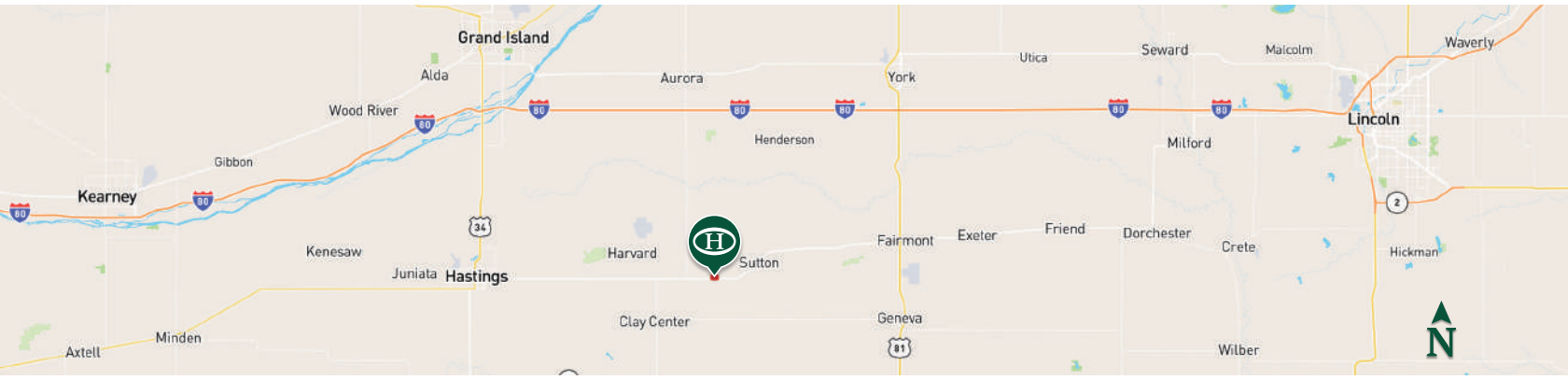
★★★★★

"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







Justin Hertzel

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