

**FOR SALE**

**91.50 +/- ACRES  
HITCHCOCK COUNTY, NE**



**\$169,275.00**

This property is located only 3.5 miles directly north of the Swanson Reservoir near Trenton, NE, and offers some of the greatest views that Hitchcock County has to offer.



**Cord Hesseltine**  
Farm & Ranch Specialist  
Arnold, Nebraska  
[Cord.Hesseltine@AgWestLand.com](mailto:Cord.Hesseltine@AgWestLand.com)  
📞 308.539.2192







If you are looking to add a nice little property to your land portfolio, then here's your opportunity. With mule deer, pheasants, and other upland birds thick in the area, you can enjoy an early morning hunt and then take the boat out to the lake in the afternoons. This property has 13 +/- acres of dryland that would make the perfect area to establish some food plots for the bird hunting enthusiasts, with an additional 6 +/- acres that could be turned in to additional food plots or the perfect spot to build your dream home/hunting cabin. The large valley that makes its way through the center of the property, is its very own wildlife highway with recently captured game camera pictures that show just how big some of the local muleys really are!



#### Legal Description

PT. NE 1/4 Section 13 Township 3 North Range 34 West of the 6th P.M.  
91.50 +/- Acres Hitchcock County, NE

Taxes  
\$540.94

Mineral Rights do not convey

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