



SWANSON RESERVOIR HUNTER'S PARADISE



A 126± acre recreational property close to public hunting and Swanson Reservoir.

AMY JOHNSTON

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$600,000
Location	West of Trenton, NE
Legal Description	31 3 33 PT SW1/4 SEC 31-3-33
Acres	126±
Taxes - Estimated	\$607.60

Property Summary

Looking for your own piece of paradise with access to nearly 10,000 acres of prime hunting and fishing? This little hunting property gives you a private refuge for deer, turkey, and pheasant, but also provides access within a quarter mile to over 8,000 acres of the State's best public hunting and fishing, and over 3,000 acres of privately owned public hunting. The 126 acres offered for sale has great trails for ATVs throughout. A central thicket of cedar trees has an access trail through it, with cedars selectively removed to create perfect little pockets for deer to bed down in. Well worn deer trails criss-cross the property, with numerous large bucks and even elk frequently seen on the property. There is a stock well kept full year round that the deer water from, and the thicket provides shelter close to numerous food sources. Wild turkey meander the property, and driving through the property will flush numerous pheasant. This private refuge could be improved with food plots planted in the draws, tempting pheasant to winter in large numbers in these draws. There is an established shelter belt on a hill that would provide a fantastic building site with excellent views of Swanson Reservoir, located just across the highway from this property. Swanson Reservoir is known to be one of the better fishing lakes in the State, particularly for Walleye. White Bass and Crappie are prolific as well. Lots of recreational fun boating and swimming awaits your family in the summer.

There are more than 8,000 acres available to public hunting in the Swanson Reservoir Wildlife Management Area. In addition to these WMA acres, there are over 3,000 acres of privately owned land in Hitchcock County that is leased by the Game and Parks for public access hunting. This part of the State is relatively sparsely populated, so the hunting in these areas is excellent. Hitchcock County boasts some of the best pheasant populations in the State, and both White Tail and Mule Deer are very numerous in the area. Waterfowl pile in during the Winter, particularly into Macklin Bay, which is also open to hunting. Directly adjacent on the West to Swanson Reservoir Hunter's Paradise is a 280 acre School Land lease, which is adjacent on the West to the Macklin Bay WMA. This School lease will be available in 2024, and could add to the privately controlled acres enjoyed by the new Owner.

The area is rich in history as well. The famed great Western Cattle Trail once streamed across this property, and the trail ruts can still be seen today. The area was home to multiple tribes due to the rich hunting grounds. "Massacre Canyon", site of a famous battle between the Oglala Sioux and the Pawnee is just a few miles to the east. Keep an eye out for Indian arrowheads as you traverse these lands.

In short, this mixed bag paradise of a property offers you 126 acres of your own private refuge, with access to over 10,000 acres of excellent public hunting and fishing within minutes. For hunters, location is everything, and this property has it in spades!

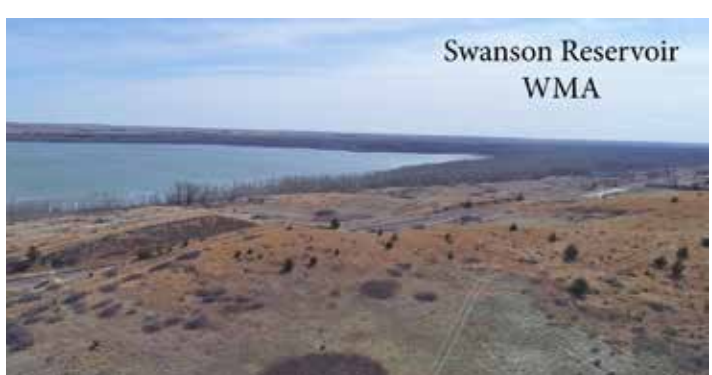
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LOCATION MAP



Boundary lines are estimates - Map for illustration only



AERIAL MAP



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UP CLOSE AERIAL MAP



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PROPERTY IMAGES



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THE LAND EXPERTS YOU CAN TRUST

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