

**AMERICAN
LEGACY**
LAND CO

FOR SALE

HUNTING PROPERTY

Hitchcock County, NE

247.66 +/- Acres

OFFERED AT:

\$2,490,000

ABOUT THIS PROPERTY:

Located along the Republican River in central Hitchcock County, Nebraska, just south of Trenton, this 247.66 +/- acre property delivers a rare mix of quality hunting, fishing, income potential, and comfortable living on one property.

The land provides productive hunting opportunities for the trio of whitetail deer, turkey, and waterfowl, with realistic opportunities to hunt all three in a single day during the fall. Mature whitetail bucks and healthy numbers of turkeys are present throughout the year, especially during the spring for turkeys and fall rut for deer.





More About this Property:

In fall and winter, the 6.6 +/- acre ponds and Republican River regularly draw several hundred geese along with great numbers of ducks. The sale of the property includes the already established waterfowl pit and goose/duck decoys, multiple Redneck blinds, a bale blind, and numerous tree stands thoughtfully placed across the property.

The ponds, within 400 yards of the home, are loaded with channel catfish, largemouth bass, crappie, sunfish, and walleye, providing on-property fishing year-round.

The 43.67 +/- acres of tillable row crop ground offer solid income potential through leasing or renting.

The 3,450 sq ft home features four bedrooms and three bathrooms spread across the main and basement levels. The main floor offers an open living room and kitchen layout with the basement including a full bar and second living room area. The attached 672 sq ft garage accommodates two vehicles with enough extra space for gear. All appliances and furniture in the home convey with the property.

Next to the home sits a 1,200 sq ft insulated and heated steel building designed for serious outdoor use: stainless steel sink for cleaning fish and game, plus a four gambrel winch system that can safely and securely handle up to four deer at once. A 2018 Polaris Ranger XP 900 and all contents shown in the building will be included with the sale of the property. This legacy property in southwest Nebraska provides income potential and is a complete and true turn key hunting and fishing paradise in every way!



Directions: Take Highway 25 south out of Trenton, NE for 1/4 of a mile. There will be a driveway on the west (right) side of the highway with a double panel gate just south of the first bridge you cross. This driveway is the entrance to the house and steel frame building on the property. To get to the part of the property south of the Republican River, take Highway 25 south an additional 3/4 of a mile, following the curve of the highway towards the west. After 3/4 of a mile, there will be an entrance to a double panel gate for the south side of the property on the north side of the highway. This gate allows entrance to the property located south of the Republican River.

Legal Description:

2 2 33 LOTS 10 & 11- LOTS 5 & 6 SEC 2-2-33 149.64 AC.

3 2 33 PT NE1/4/SW1/4-PT LOTS 6 & 7- ALL LOTS 9& 10 SEC 3-2-33 98.02 AC.

Taxes: \$5,338.38 total in 2025

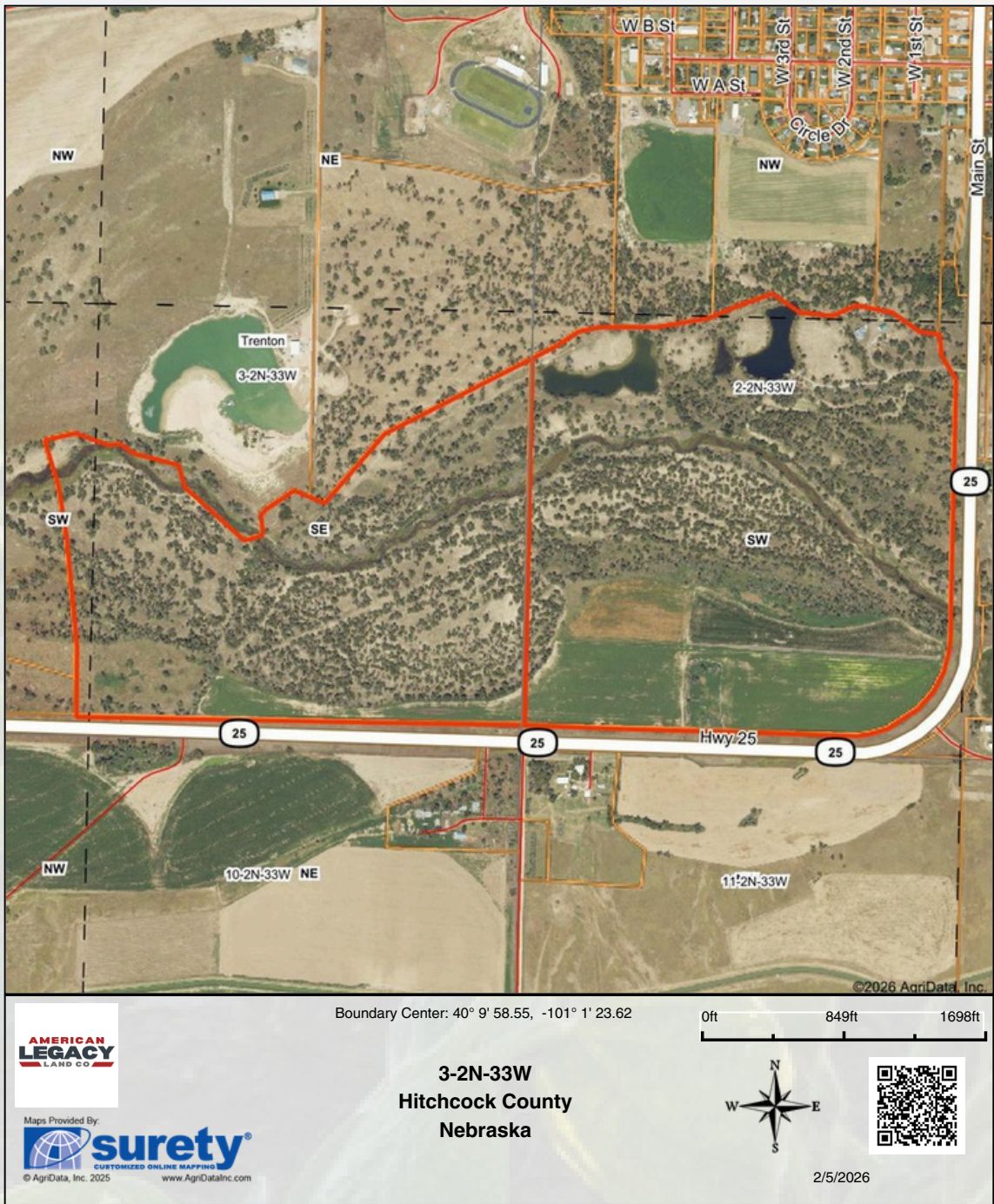
Income Potential: Potential for ROI with 43.64 +/- acres of productive crop ground and 203.02 +/- acres of grass.

FEATURES:

- 247.66 +/- total acres
- Whitetail deer, turkey, and waterfowl hunting
- Ponds for fishing
- 43.67 +/- tillable acres
- Income potential
- 3,450 sq. ft. 4 bedroom, 3 bathroom home
- 1,200 sq. ft. insulated & heated steel building

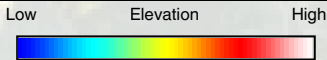
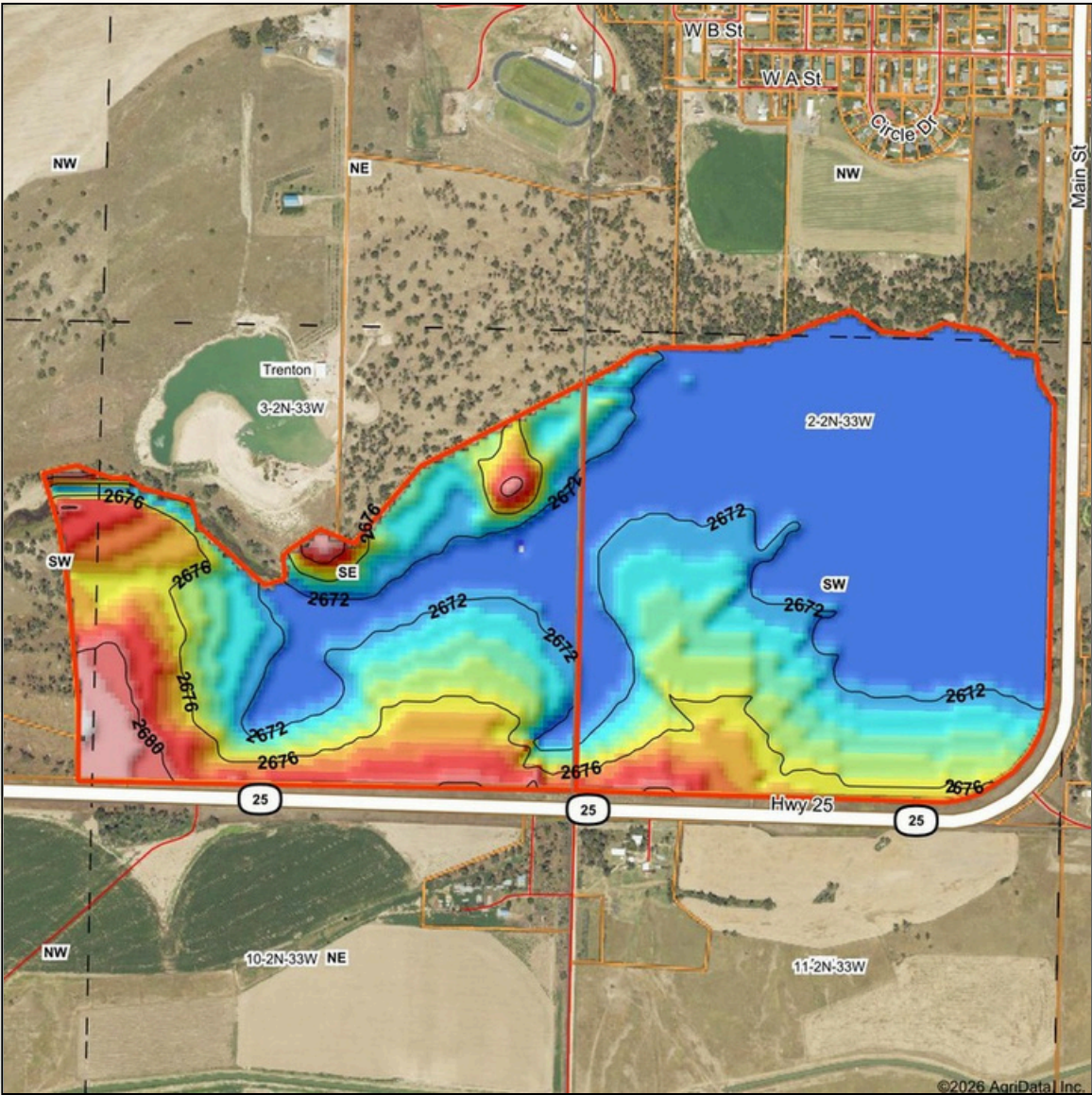


Aerial Map





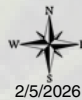
Topography Hillshade



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 4
Min: 2,660.8
Max: 2,693.3
Range: 32.5
Average: 2,673.4
Standard Deviation: 4.27 ft

0ft 843ft 1686ft

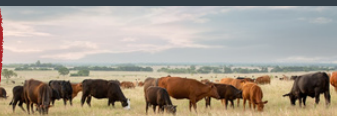


3-2N-33W
Hitchcock County
Nebraska

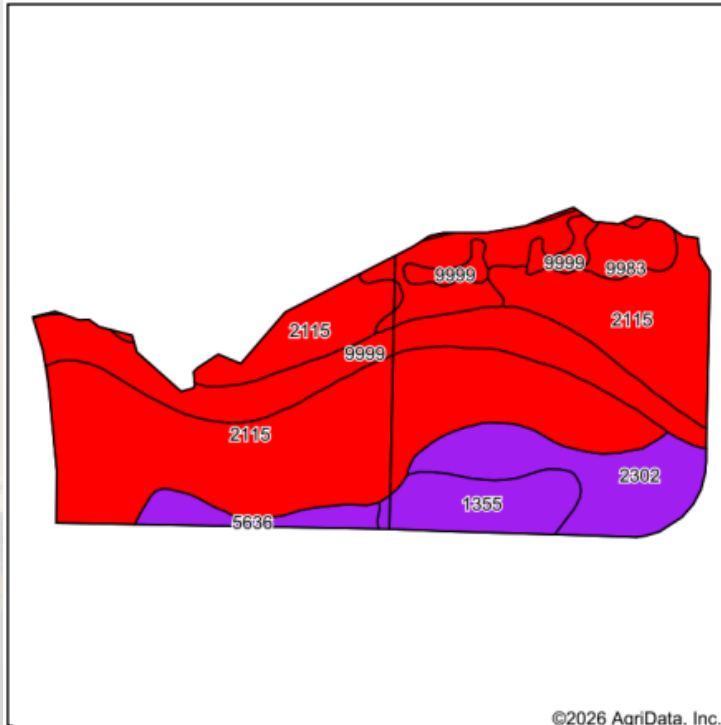
Boundary Center: 40° 9' 58.55, -101° 1' 23.62



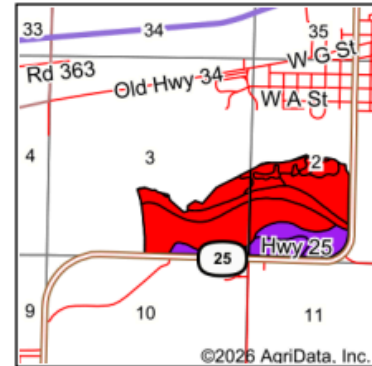
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Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Hitchcock**
 Location: **3-2N-33W**
 Township: **Trenton**
 Acres: **244.88**
 Date: **2/5/2026**

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Area Symbol: NE087, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
2115	Inavale loamy fine sand, 0 to 3 percent slopes, frequently flooded	133.33	54.5%		VIw	VIw	2475	23	20	14	20	19	
9999	Water	41.79	17.1%				0	0					
2302	McCook loam, rarely flooded	26.18	10.7%		IIw	IIw	3500	55	55	35	53	55	9
9983	Gravel pit	20.20	8.2%		VIIIls		0	0					
1355	Bridget silt loam, 0 to 1 percent slopes	15.95	6.5%		IIc	I	3500	58	50	27	50	48	1
5636	Haverson fine sandy loam, rarely flooded	7.43	3.0%		Ile	Ile	3500	52	55	32	51	55	9
Weighted Average					*-	*-	2055.9	23.8	*n 21.7	*n 14.1	*n 21.4	*n 21	*n 1.3

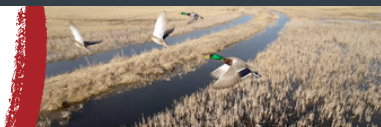
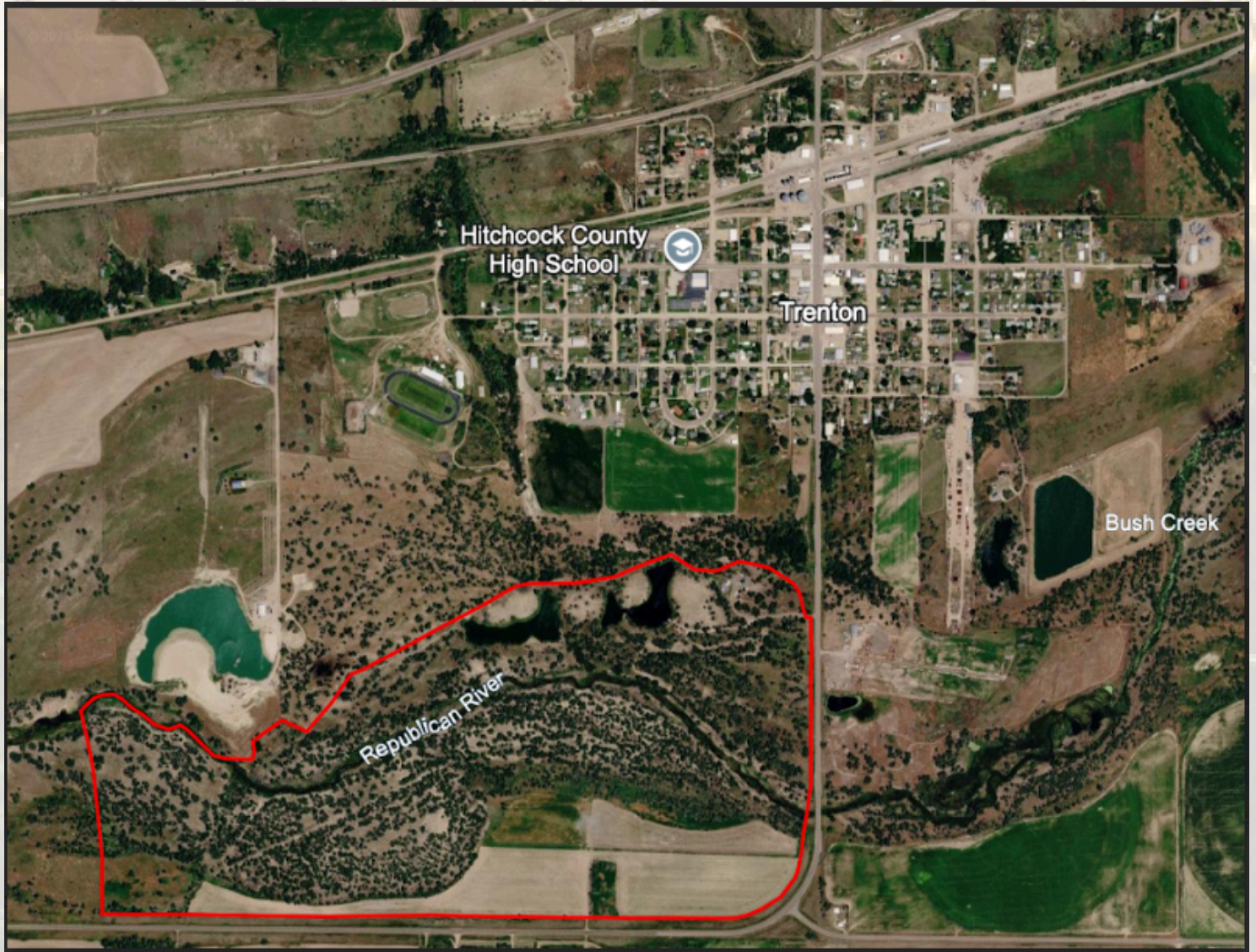
*n: The aggregation method is "Weighted Average using all components"

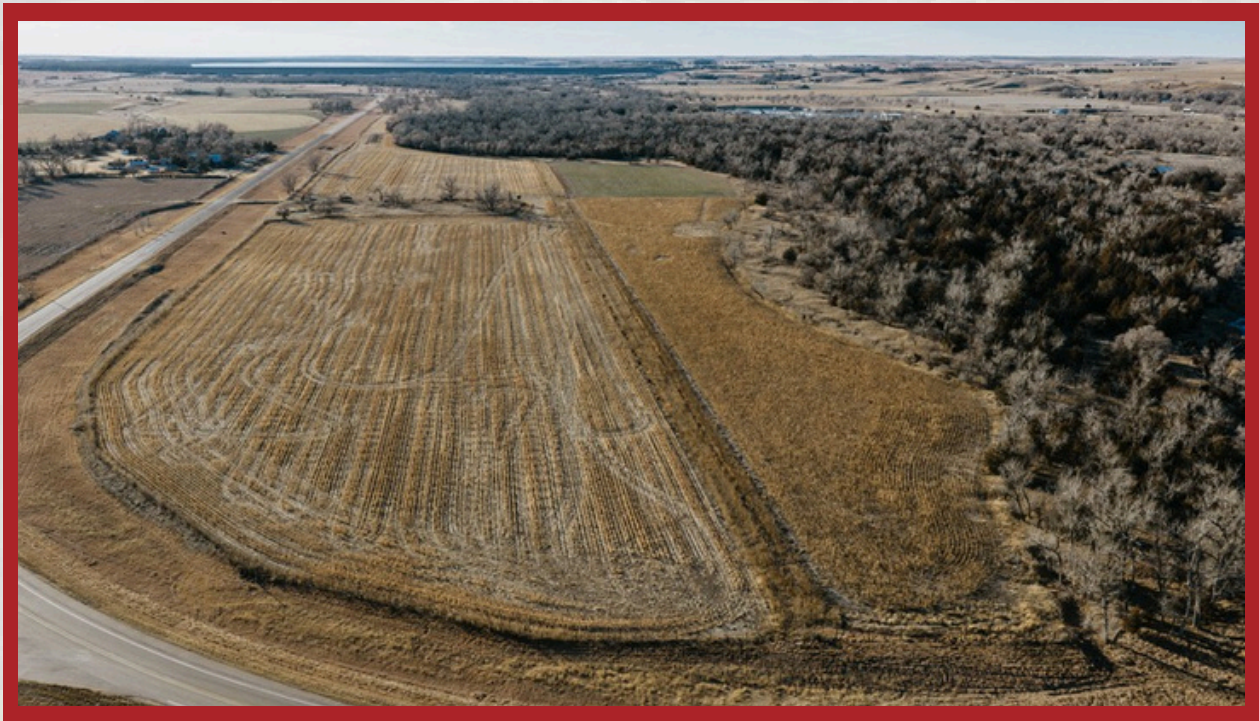
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.







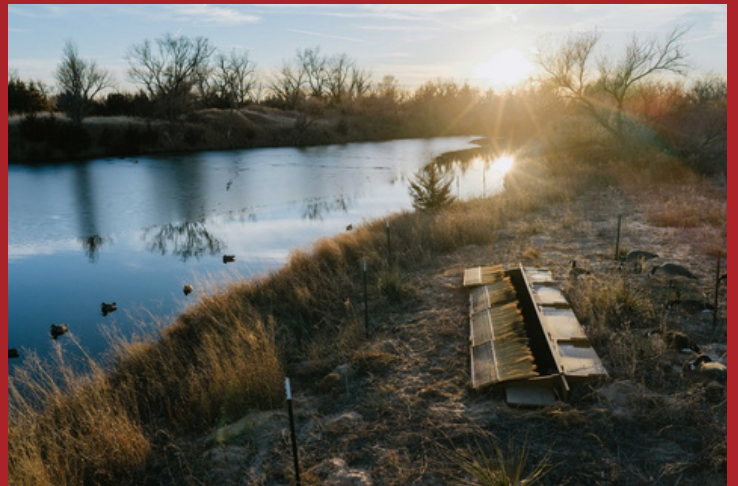


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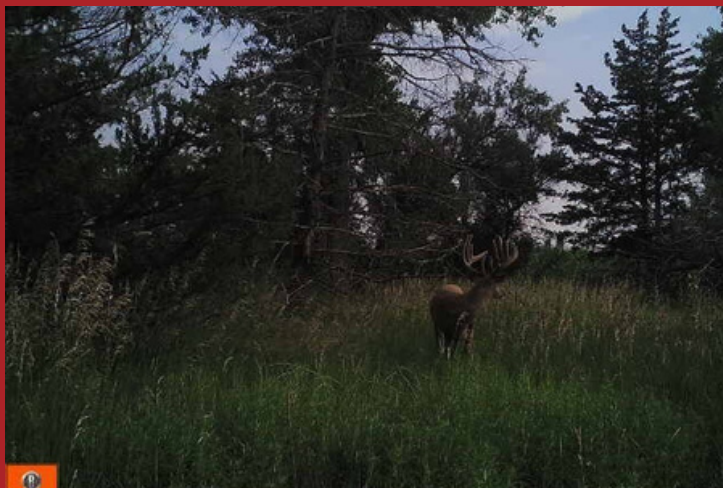
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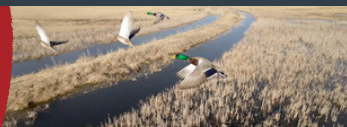
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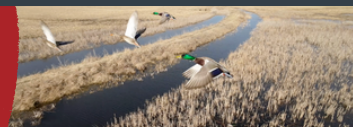
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Listing Agents:

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

PRESIDENT
AMERICAN LEGACY LAND CO.

308-325-2858

Bryan@AmericanLegacyLandCo.com

Cole was born and raised in McCook, Nebraska, where he spent his formative years working on his family's farm. Immersed in agriculture from an early age, he helped cultivate wheat, corn, soybeans, and hay, while also raising black and red Angus cattle. His childhood was shaped by a love for the land, spending countless hours farming, playing baseball, and hunting deer and pheasants on the family's property.

After graduating from McCook High School, Cole went on to the University of Nebraska-Lincoln, where he earned a bachelor's degree in agronomy with a specialization in integrated crop management. This academic foundation solidified his commitment to agriculture and further fueled his passion for land management.

During his college years, Cole developed a deep appreciation for big game hunting in the western United States. He became particularly focused on enhancing his family's land to maximize its habitat potential for whitetail and mule deer. Driven by this passion, Cole founded his own land management company in 2023, specializing in planting wildlife food plots across Nebraska to help landowners improve their properties for both wildlife and agricultural purposes.

With a well-rounded background in farm, ranch, and hunting properties, Cole brings a wealth of knowledge and expertise to every project. He is dedicated to the stewardship of the land, focused on maximizing its potential while preserving its natural beauty. Cole finds great fulfillment in helping his clients transform their properties into thriving, sustainable landscapes—places they can enjoy and pass down for generations to come. His commitment to excellence and passion for land conservation make him a trusted partner for anyone looking to unlock the full potential of their property.



Cole Peters

LAND AGENT
AMERICAN LEGACY LAND CO.

308-340-1418

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