



JEFFREY LAKE PARADISE



A private recreational oasis at Jeffrey Lake

ROBBY UEHRAN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$1,250,000**

Location 23074 S. Brady Moorefield Rd., Brady, NE 69123

Legal Description STANLEYJOHNSON'S1STREPLATTRACTS1&2

Acres 6±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$4,354.22**

Outbuildings

30x40 Shop
Gazebo with camper hookups

Property Summary

One of Central Nebraska's best kept secrets. Nestled in the hill country, this unique body of water is 4 miles South of Brady, NE, and provides residents with the peace and serenity of lake life with excellent fishing and water recreation. The property is located on the very southern end of the lake with 6± deeded acres and lake access. This recreational gem offers wonderful privacy with good turkey and deer traffic.

Improvements include a 3,000 sqft. home, walkout basement, 2 car attached garage with breezeway, and a 30x40 shop. There is a large gazebo with camper hookups for entertaining and hosting family fun.

The area around the home features an asparagus garden and horse radish patch-perfect for those who love homegrown foods.

This is the place to experience ultimate privacy surrounded by a colorful landscape.

Features:

Black top road to property and driveway
Multiple outdoor living spaces
Tree fort / swing set / merry go round
Beautiful sunrises and sunsets
20 foot split dog run / concrete floor
Hot tub built into the deck

NOTE: Seller is a licensed Real Estate Agent in the State of Nebraska and is acting as Listing Agent for this property.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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