



36 PETERSONS #2 LEWELLEN, NE



A turn-key cabin at Lake McConaughy.

DEANN VAUGHN

Residential Specialist

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PROPERTY HIGHLIGHTS

List Price	\$215,000
Location	36 Petersons #2, Lewellen, NE 69147
Legal Description	LOT 6 BLK 3 PETERSON'S 2ND SUB 1ABC-1-BC----16

Acres .25±

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 **\$815.90**

Property Summary

Turn-key Lake McConaughy cabin or vacation rental located across from Cedar View boat ramp and amenities. Corner lot, deeded land, with easy highway access. Furnishings included. Newer plank flooring, newer septic, entry deck, newer furnace, new central a/c, newer vinyl windows, drywall & texture. Oversized garage and shed, off-street parking, fenced yard, sprinkler system, low maintenance landscaping, newer steel siding, roof, and gutters.

Well:

Community well @ \$600/year

Income Potential:

\$135-185 per night if used as a vacation rental

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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