



LAND AT LAKE MCCONAUGHY



Four 10± acre lots close to Lake McConaughy.

JON FARLEY

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PROPERTY HIGHLIGHTS

List Price

Lot 1: \$150,000 | Lot 2: \$125,00

Lot 3: \$125,000 | Lot 4: \$125,000

Location

Belmar, NE

Legal Description

TR IN E1/2, NE1/4, 3-15-40 40A. 1A-O---16 STR (3 15 40), Keith County, NE.

Acres

40±

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

\$1,177.80 (all lots)

Property Summary

This amazing land has been owned by Mike Armstrong, who formerly owned Armstrong's Sporting Goods in Ogallala, NE for decades. Armstrong's was the go-to store for all things related to hunting and fishing and conveniences. Mike was a good friend and very well respected in the community.

This land at Lake McConaughy is beautifully landscaped with rolling hills and beautiful views of the Lake but far enough away from the highway and railroad tracks that obstruct the pleasant sounds of the countryside. There are four ten acre lots that are waiting for your next home or cabin, as Lake McConaughy is the ultimate recreational lake in the state of Nebraska. The Lake has extremely good fishing opportunities through spring, summer and fall, and top notch hunting opportunities galore.

The land is primitive, although electricity is available through Wheat Built municipality out of Sidney, Nebraska. Ivan Road that runs north to the land will soon be improved and building permits are now being offered through Keith County. Don't miss out on this opportunity to grab your chance at some of the most desired land in Nebraska.

*Agent Note: A potential buyer could call Sargent Irrigation out of Grant, Nebraska, a for a quote on well drilling, and call a plumbing company in Ogallala for a quote on installing a septic system.

*Agent Note: These lots could be purchased as ten acre pieces or as a whole. There are two other lots that adjoin them that could be combined to have 60+- total acres as well. Please Call Lashley Land to inquire.

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.

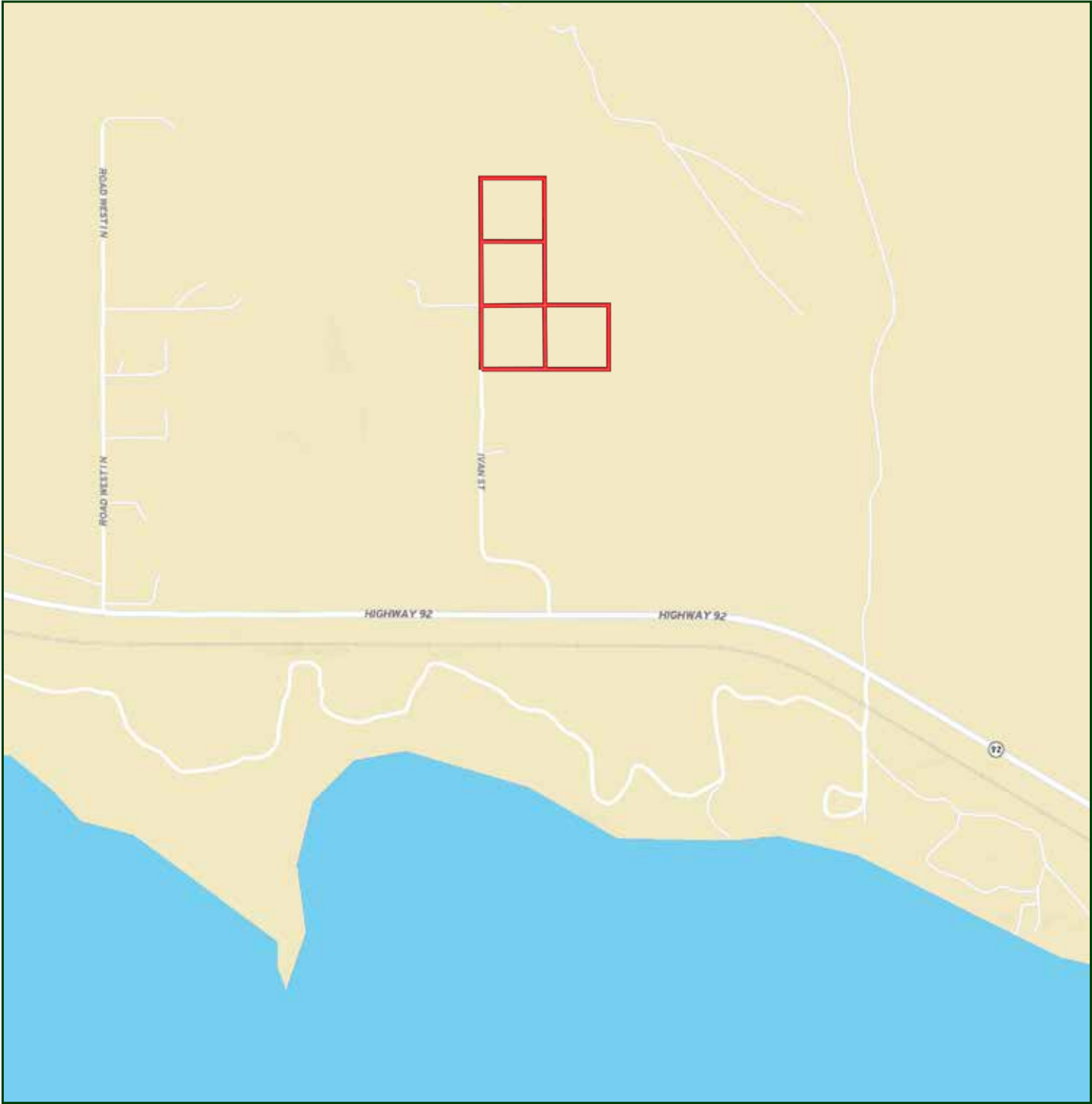
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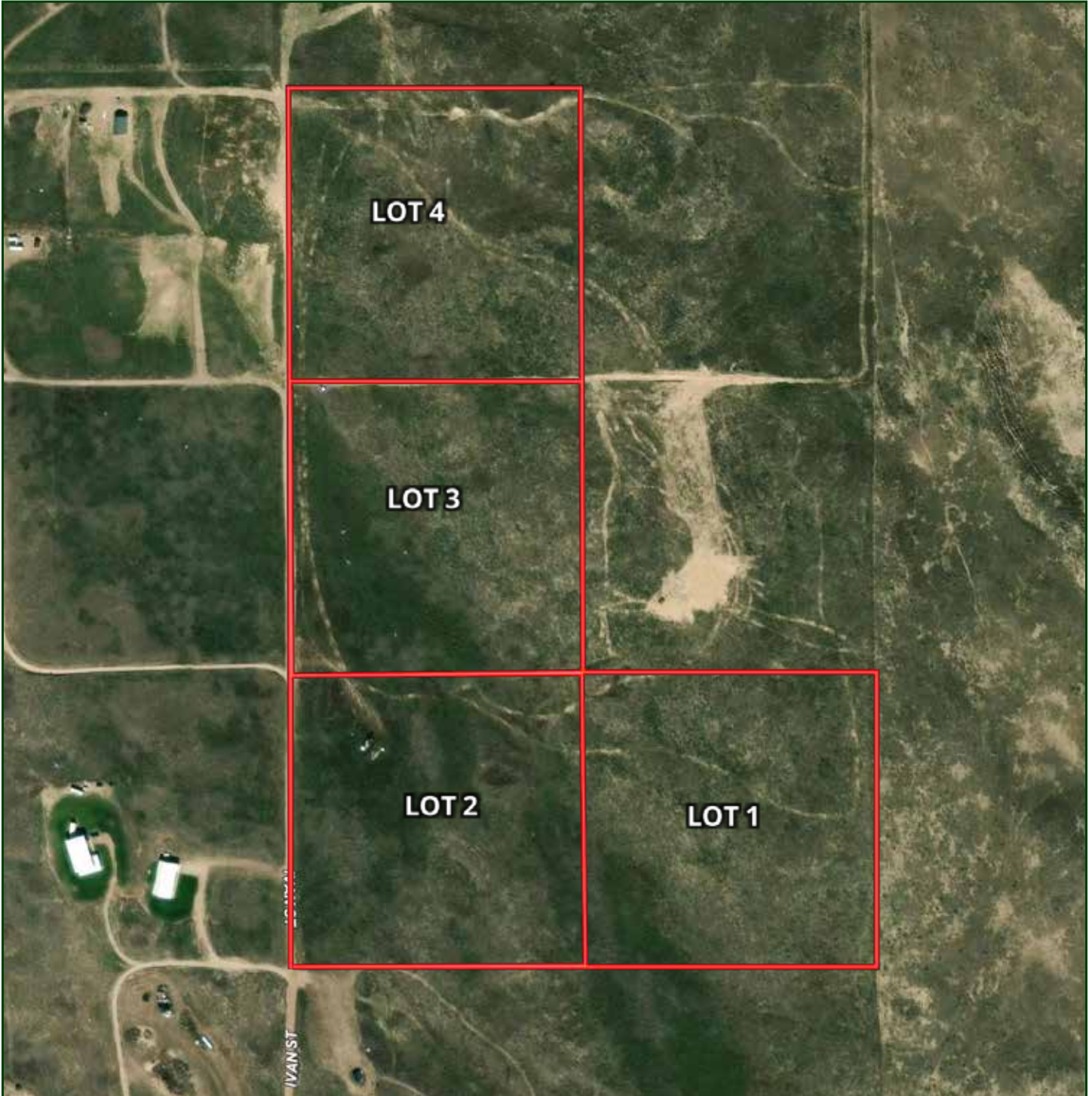
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LOCATION MAP



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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