



ARTHUR BAY LOT AND SHOP



An established lot with a 20x30 shop.

SHANE MAUCH

Sales Associate

Shane's Cell: 308-660-5672

Email: shane@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$85,000
Location	295 Highway 92 West, Lemoyne, NE 69146
Legal Description	LOT 1 DORRIS 2ND SUB 1A-O----16STR(19 15 38)
Acres	.92±

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 **\$345.00**

Property Summary

Arthur Bay Lot & Shop - Lake McConaughy Opportunity

Located directly across from Arthur Bay at Lake McConaughy, this well-equipped 0.92-acre property offers excellent access to the lake and plenty of room for recreation, storage, or future development.

The property features a 20' x 30' shop with an overhead door, providing ample space for equipment, vehicles, or workshop use. Attached to the shop is an 8' x 30' walk-in cooler, ideal for use as a game-cleaning station or for a variety of storage needs. A convenient carport adds additional covered parking and storage space.

This established lot is already improved with its own well, multiple hydrants, and electrical service, making it ready to enjoy from day one.

Whether you're looking for a base camp near the lake, a storage property, or a versatile recreational lot, this property offers a unique combination of amenities and location.

Call today to schedule your private showing!

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.

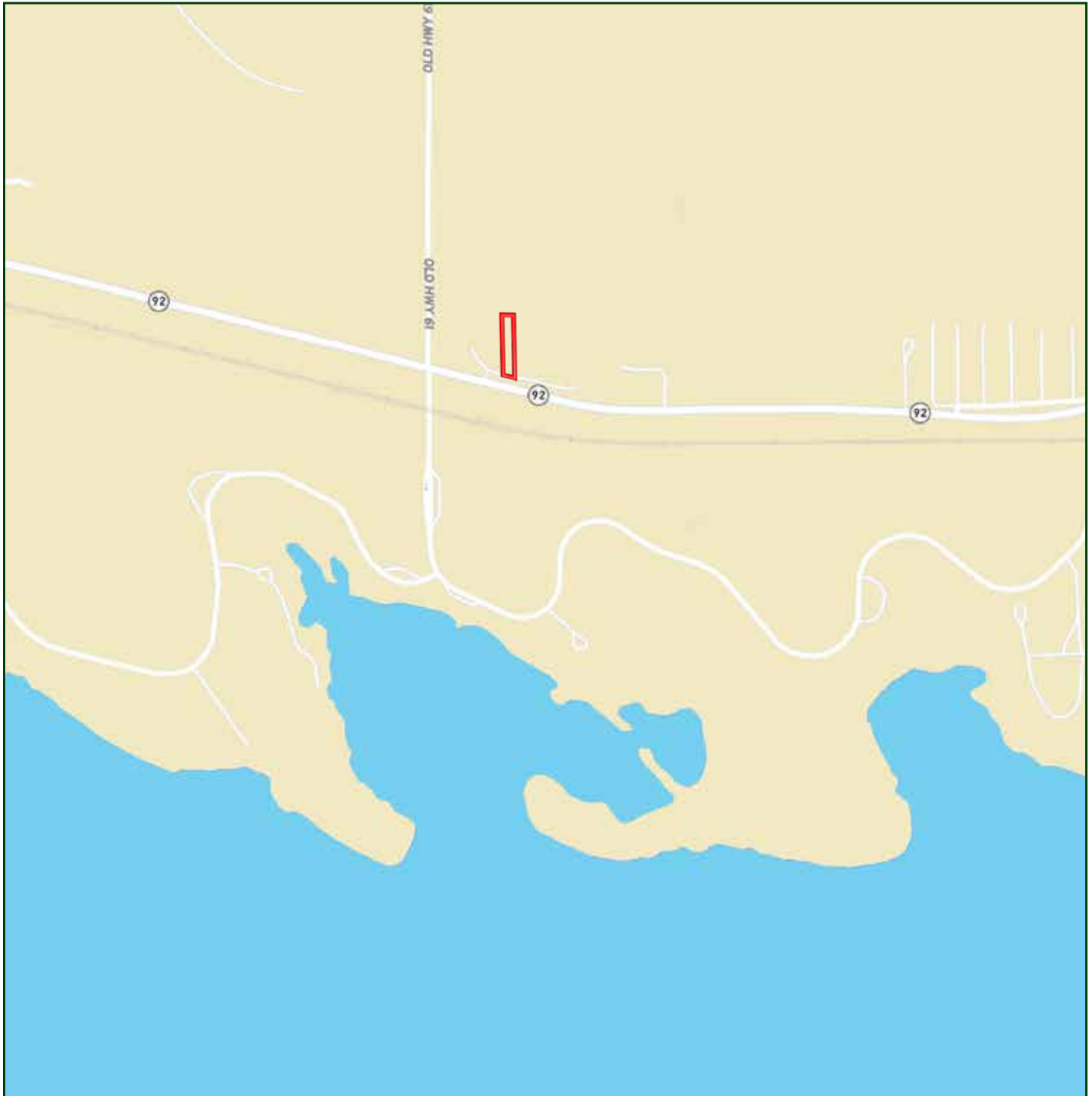
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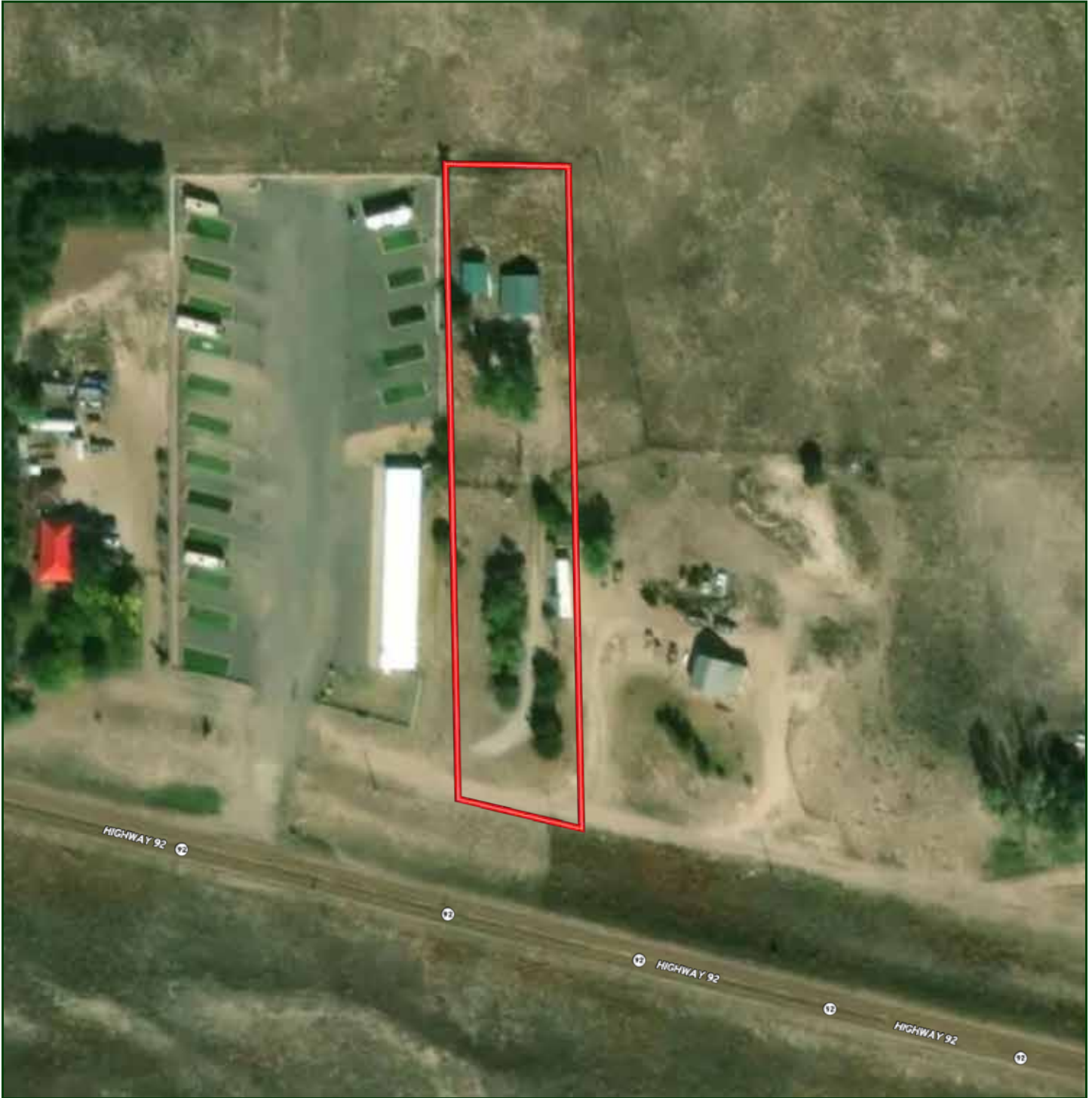
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LOCATION MAP



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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