



**85827 CLEAR LAKE AVE.
AINSWORTH, NE**



A two bedroom trailer house with direct access to Clear Lake.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

Email: april@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$89,500	\$79,500
Location	85827 Clear Lake Ave., Ainsworth, NE 69210	
Legal Description	31 27 23 IOLL s1/2SE 31-27-23 (MOBILE HOME-CLEAR LAKE)	
Taxes - Estimated	\$126.68	

Property Summary

Lake life is calling! Here is an opportunity to own a trailer house located in The New Clear Lake Club with beautiful views and direct access to the water.

This 2-bedroom, 1-bathroom, Sierra trailer sits under a generous 1800 sq. ft shelter, offering shade and protection for the house. The spacious 295 sq. ft low maintenance deck is the ideal spot to unwind, entertain, and take in those golden-hour sunsets over the lake. All appliances and 2 window A/C units are included along with some of the furnishings.

The property has a shared well with neighbors, a private septic system and has an 8' x 10' storage building.

Clear Lake is well known for year-round fishing stocked with Bluegill, Crappie, Largemouth Bass, and Yellow Perch. With wildlife making an appearance, you'll feel a world away-yet less than 30 miles from Ainsworth.

Please note this sale is contingent upon acceptance to be a Principal member of The New Clear Lake Club.

All information was taken from the Brown County Assessors website and seller property condition disclosure statement.

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.

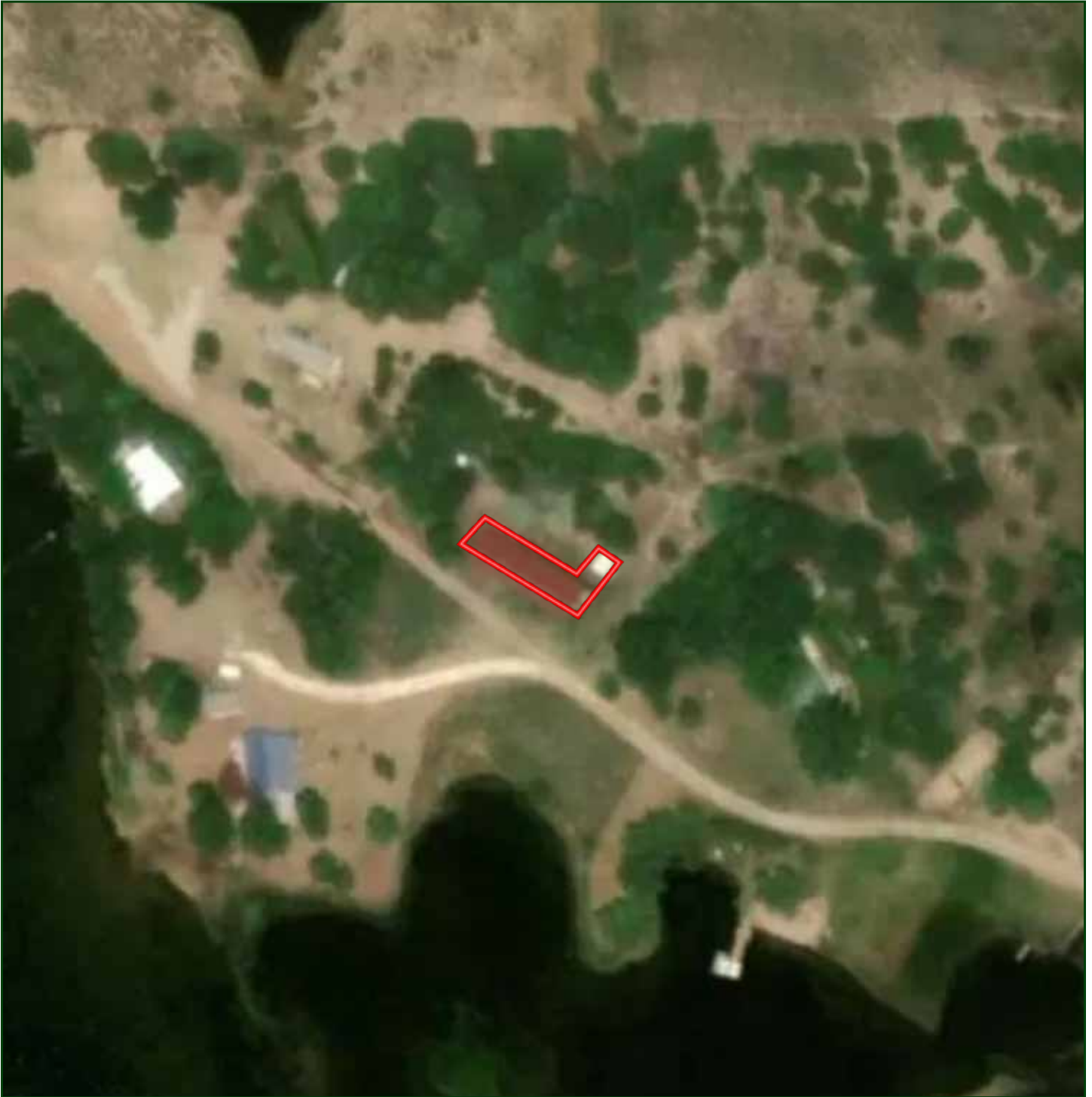
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

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2218 E. Walker Road • North Platte, NE 69101



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