



OTTER CREEK DEVELOPMENT LAND AT LAKE MCCONAUGHY



20± acres of vacant land with recreational potential.

JON FARLEY

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PROPERTY HIGHLIGHTS

List Price **\$240,000**

Location Belmar, NE 69147

Legal Description

TR IN S1/2 3-15-40 20.82A. 1A-O--16STR (3 15 40) KEITH COUNTY, NEBRASKA

Acres 20.82±

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 **\$785.34**

Property Summary

This land borders Highway 97 at Otter Creek at Lake McConaughy with much potential! The 20.82 acres is a prime location and would make an excellent home site for a future "dream home." Sand Creek flows through the center of the land, and with some sweat equity could be developed for waterfowl hunting potential! Currently the creek flows, but with some excavation work this area could hold a considerable amount of water that would be super attractive for waterfowl. In years past, this location did hold an abundance of waterfowl, providing protection from the elements. This property is very close to Lake McConaughy that holds tens of thousands of migrating ducks and geese annually.

Otter Creek at Lake McConaughy is a great location as there is a boat ramp to access the lake and a very popular restaurant that has serviced the area for decades, as well as a convenience store.

Agent Note: There is a domestic well on the land that sits in the perfect location above the creek, which could allow someone to add holding water to the creek area and provide water for a home to be built next to it. The well is not registered and would need to be inspected by a professional well driller. Electricity is provided by Wheat Built out of Sidney, NE.

There is dedicated access to the land next to a municipality easement! Other access possibilities are being researched at this time.

Agent Note: The south boundary line that faces Highway 97 is zoned commercial with the remaining portion zoned agriculture which could easily be zoned residential when the time comes.

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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