

LAND FOR SALE



North Lake Acreage

30 ± ACRES | KEITH COUNTY, NEBRASKA

Discover the endless potential of this undeveloped 30-acre property, surrounded by the natural beauty of Nebraska's rolling sandhills and breathtaking views of Lake McConaughy.

This property offers an incredible combination of privacy, open space, and scenic beauty, just minutes from one of Nebraska's premier recreational destinations. Whether you're seeking a recreational getaway, investment opportunity, or future homesite, this property offers exceptional potential in a desirable location.



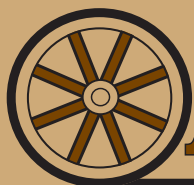
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**See Full Online
Listing**



LEGAL DESCRIPTION:	(Part of Parcel ID 257007124) SW¼SW¼NE¼, W½NE¼SE¼, all in Section 3, Township 15 North, Range 40 West of the 6th P.M. in Keith County, Nebraska.
LOCATION & ACCESS:	Located approximately 23 miles northeast of Ogallala, Nebraska or 4½ miles northwest of the Lemoyne, Nebraska.
TAXES & ACRES:	30± estimated acres, to be surveyed. Approximate Real Estate Taxes: \$883.96 <i>* Acres and taxes to be determined by survey.</i>
LAND USE:	Acreage for development.
SOILS:	85.1% Class Vle Valentine fine sand, rolling and hilly, 9 to 60 percent slopes; 14.9% Class Vle Valent-Tassel-Rock Outcrop complex, 9 to 60 percent slopes.
COMMENTS:	Future buyers have the potential to further divide the property into smaller tracts. Electric power is available along the east boundary of the property, providing readily accessible utility connection for future development.
PRICE:	\$285,000

Recreational Opportunities

This property is just minutes from fishing, boating and swimming in Lake McConaughy. The surrounding area provides opportunities for hunting, wildlife viewing, and outdoor recreation, making this property ideal for enjoying best of Nebraska's outdoors.

