

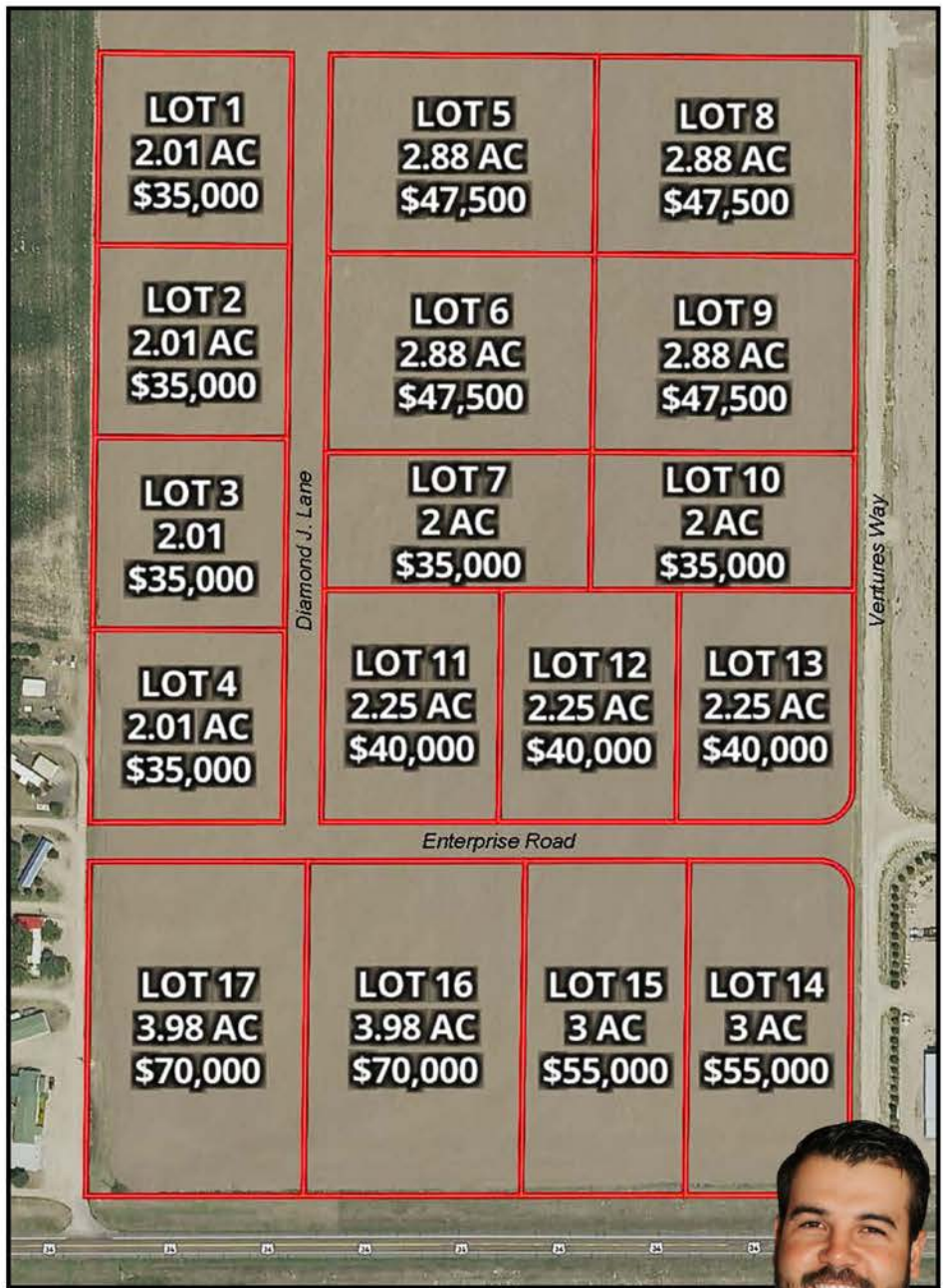
CASTAWAY PARKWAY SUBDIVISION

TRENTON, NEBRASKA

Looking for a spot to build a home, cabin, or weekend getaway at the lake? This is the location for you! Lots provide a view of Swanson Reservoir and provide easy access to the boat ramp on the north side of the lake.

SUBDIVISION FEATURES

- 17 lots in the Castaway Parkway Subdivision.
- Lots range from 2 - 3.98 acres.
- This is the last location of its kind in close proximity to Swanson Reservoir zoned for residential development.
- Located on the north side of Swanson Reservoir.
- Outfitted with 3-phase electrical and fiberoptic internet.
- Each lot can have its own well dug and septic system installed.
- Annual payments of \$500 per lot will be collected to cover general road and ditch maintenance, snow removal, water drainage, and weed control.



Hitchcock08



Alec.Horton@AgWestLand.com



620.214.2417

Alec Horton

Farm & Ranch Specialist
Leoti, Kansas





PROPERTY DIRECTIONS

From Trenton, Nebraska travel approximately 3 miles west on US Highway 34. Turn right onto Ventures Way. At this intersection, there will be a sign with a map of the subdivision and brochures. Follow the map to drive around and look at the different lots, signs will be posted at each lot with pricing.



SWANSON RESERVOIR AMENITIES

Swanson Reservoir boasts two marinas that offer boating supplies and food, as well as two trailer parks. One is located to the west of the lots, and the other is located on the south side at Good Life Marina. Additionally, there is a full hookup RV park and indoor boat and camper storage facility just east of these lots. Don't miss out on your chance to create the ultimate family vacation spot on the lake! For more information or to schedule a showing, contact Alec Horton at 620-214-2417.

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.