

Stetson's Corner Store

1.84 Acres | Keith County, NE | \$790,000



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Activities & Amenities

Boating/Sailing/Rafting
Fishing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Pond/Lake
Recreational Business
Waterfront

Land Details

Address: 101 Highway 92 W,
Lemoyne, Nebraska 69146, USA
Closest Town: Ogallala
Total Acres: 1.84
Deeded Acres: 1.84
Zoning: Commercial
Elevation: 3280
Topography: Level
Water Rights: Yes
All Appurtenant
Include Business?: Yes
Estimated Income: \$100,000
Income Type: Business
Estimated Taxes: \$4,199.5 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Price: \$790,000
Basement: None
Total # of Spaces: 1
Other Improvements: Building
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air

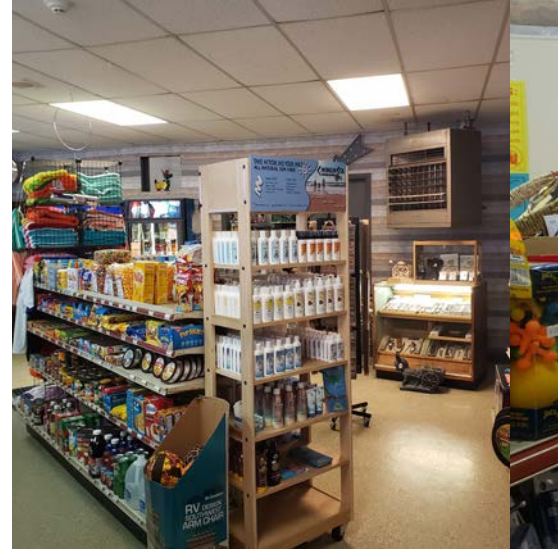


About This Property

Location, Location, Location - The three most important factors in determining the desirability of a property/business, a cliché used by many real estate experts.

Stetson's Corner Store, located at the intersection of Hwy 61 and Hwy 92, is by far the best "Location" at Lake McConaughy, just north of Kingsley Dam and between Martin Bay and Arthur Bay, two of the most popular campgrounds and busiest boat ramps at the lake.





Land

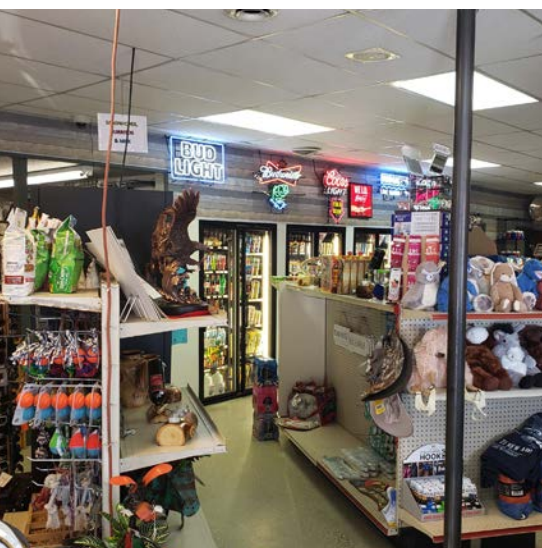
Stetson's Corner Store is one of the few year-around businesses in the area, it is a well established and thriving business situated on 1.84 acres +/- and is being offered turnkey including the real estate.

Improvements

Stetson's Corner Store is more than your typical convenience store. Offering a wide variety of items, including; snacks, groceries, beverages, liquor, beer, wine, ice, firewood, beach toys, swimwear, swim gear, beach wear, beach towels, clothing, sunglasses, toys, souvenirs, gifts, artwork, pet supplies & toys, automotive supplies, camping supplies, towables for watercraft, fishing gear, lures, live bait, hunting supplies, ammo, Lottery & Scratch Tickets, Nebraska Hunting & Fishing Licenses, Nebraska Parks Passes, Diesel Fuel, Regular and Premium (both non ethanol) Gas, a propane fill station, and rentals of kayaks and paddle boards.

Stetson's Corner Store is your opportunity to own an amazing business in the best "Location" in western Nebraskas' premier playground!

For additional information or to schedule a personal showing, contact Rick Kusel



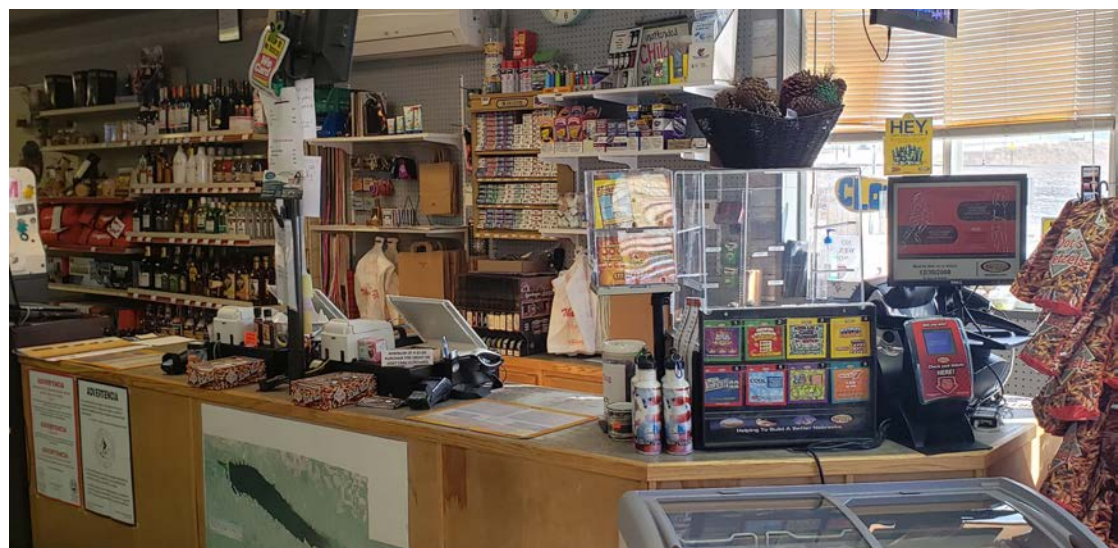
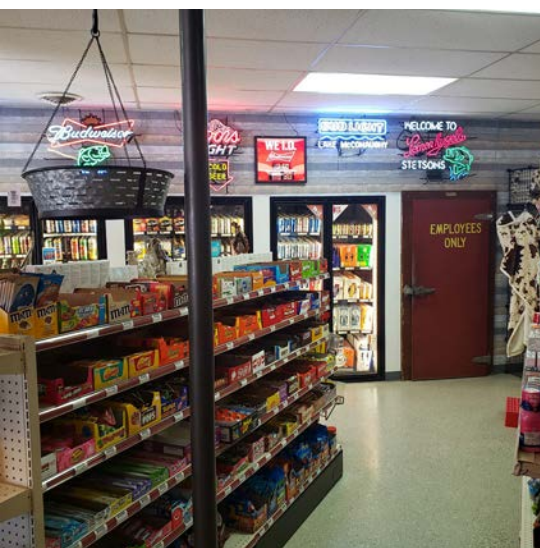


Recreation

Lake McConaughy, the recreational mecca of western Nebraska is the largest lake in the state with over 100 miles of shoreline, 35,700 surface acres of water, 24 miles long, 4 miles wide, and is famous for its white sand beaches. Each year, thousands of boaters, campers and outdoor enthusiasts make the Lake McConaughy area their destination for fun!

In addition to Lake McConaughy which is fed by the North Platte River, you have Lake Ogallala at 320 surface acres "the little lake" nestled below Kingsley Dam (the 2nd largest earthen dam in the world). These two bodies of water provide endless opportunities for anglers of any skill level, young and old. The vast variety of fish you can catch between these two lakes include; Walleye, White Bass, Stripers, Wipers, Catfish, Northern Pike, Smallmouth Bass, Yellow Perch, Rainbow & Brown Trout. Lake McConaughy can accommodate virtually every type of watercraft you can imagine.

Lake McConaughy and the North Platte River Valley also provide tremendous opportunities for hunters. This area is famous for duck and goose hunting. In addition to waterfowl hunting there is small game, varmints, White Tailed Deer, Mule Deer, and Pronghorn in the area.





Water/Mineral Rights & Natural Resources

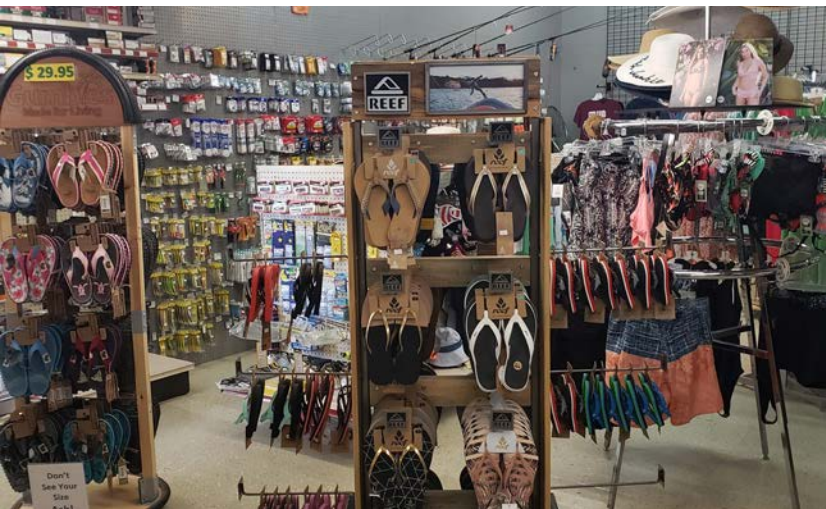
Stetson's Corner Store has it's own water well.

Location

Stetson's Corner Store is located on the corner of Hwy 61 and Hwy 92 and only 15 minutes north of Ogallala and Interstate 80.

4 hours west of Omaha, NE, 3 1/2 hours northeast of Denver, CO and 2 1/2 hours east of Cheyenne, WY

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

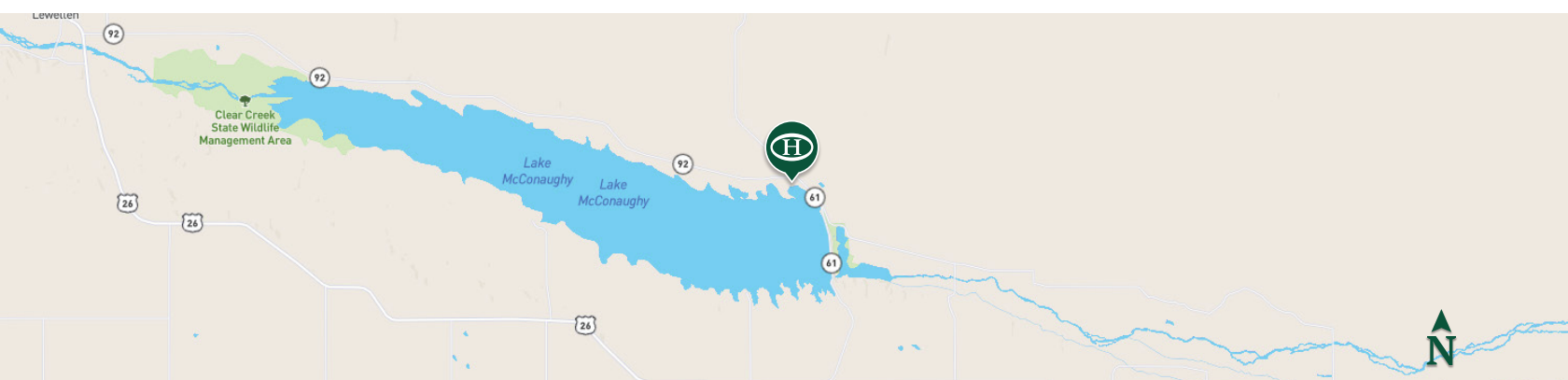
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary



Rick Kusel

📍 Auctioneer, Broker Associate,
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