

Stetson's Corner Store

1.84 Acres | Keith County, NE | \$849,000



HAYDEN  OUTDOORS.

Stetson's Corner Store

TOTAL ACRES:

1.84

PRICE:

\$849,000

COUNTY:

Keith County

CLOSEST TOWN:

Ogallala, NE

Activities & Amenities:

Boating/Sailing/Rafting
Fishing
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & 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: 3,280
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

Other Improvements: Building
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air

Property Summary

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 Nebraska's 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.

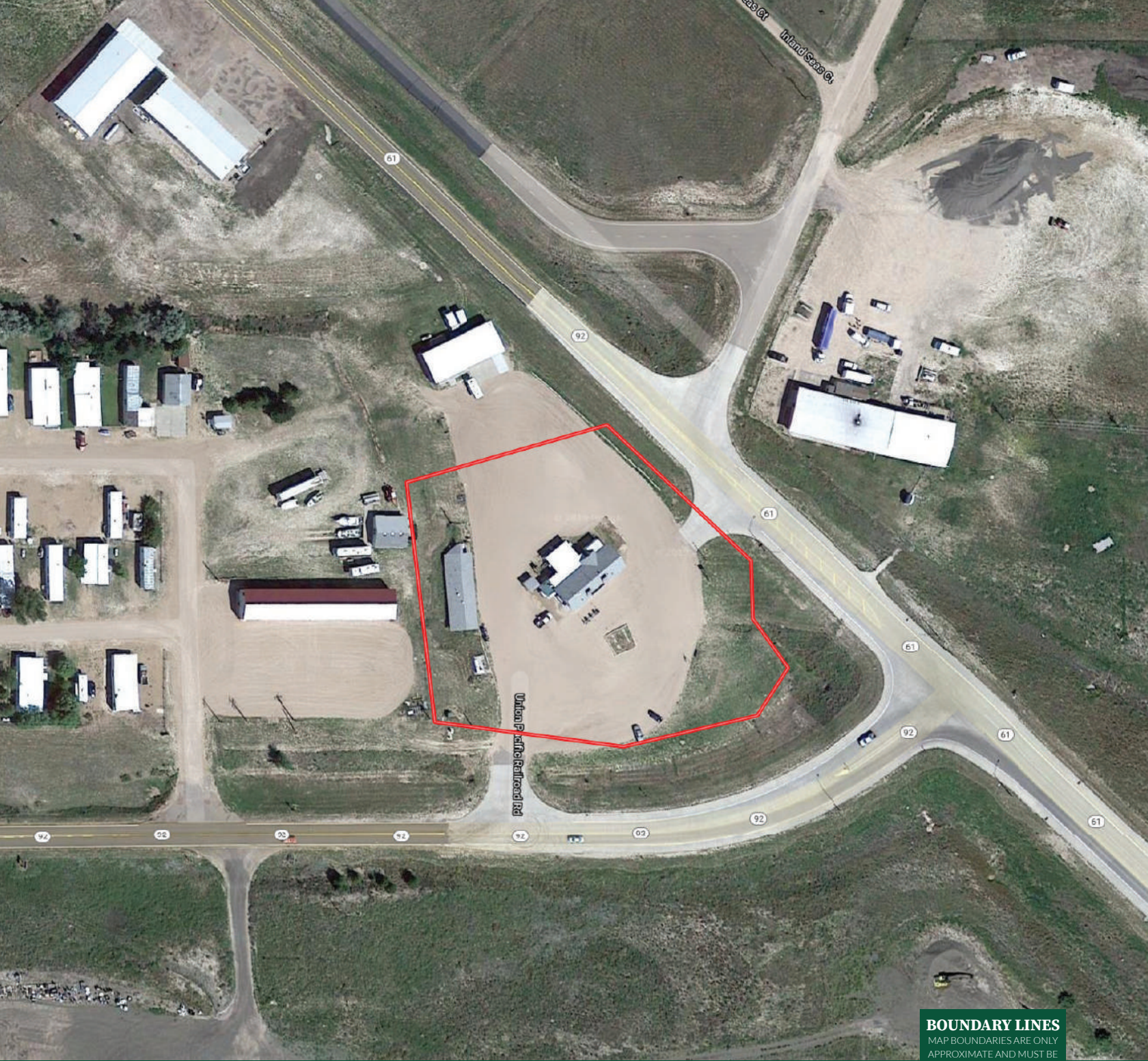
Location


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

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Rick Kusel

📍 Auctioneer, Broker Associate,
Licensed in CO, KS, NE, OK, SD & WY
✉ RKusel@haydenoutdoors.com
📞 970.554.1762


**HAYDEN
OUTDOORS®**
REAL ESTATE



www.HaydenOutdoors.com

THE BRAND THAT SELLS THE *Land*®

866.741.8323