

26 McGinley at Lake McConaughy

0.89 Acres

Keith County, NE

\$314,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Beach Access
Boating/Sailing/Rafting
Campground
Cycling/Mountain Biking
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water Access
Water View
Waterfront

Land Details

Address: 26 McGinley 1, Keystone,
Nebraska 69144, USA
Closest Town: Ogallala
Total Acres: 0.89
Deeded Acres: 0.89
Zoning: SFR
Elevation: 3,300
Topography: Rolling
Vegetation: Native grass
Water Rights: Yes, Domestic well
Estimated Taxes: \$3,474.56 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1,376
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage,
Attached Garage & Driveway
Outbuildings: 2
Other Improvements: well and septic system
Fence Type: Split Rail
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



Property Summary:

26 McGinley at Lake McConaughy is the perfect get-away or permanent residence! This beautiful 3 bedroom, 2 full bath home located only a few minutes from Martin Bay, white sand beaches and a boat ramp was built to entertain and provide ample room for family and friends!

The property includes two additional outbuildings; a 960 Square foot shop and a 128 square foot utility shed.

Seller is offering a \$5,000 flooring and paint allowance!





Land

This property consists of .89 Deeded acres with quick access off of Hwy 61

Improvements

26 McGinley at Lake McConaughy is a terrific property situated on just under an acre of Deeded land located directly across the road from Martin Bay, one of the most popular spots on beautiful Lake McConaughy, providing a great view of the lake from the property!

The 1376 square foot home boasts 3 bedrooms, all with large closets and 2 full bathrooms, one bedroom is set up as a primary suite. The eat-in kitchen comes complete with newer appliances, there is also an area that could be used as a dining room or bonus area. The home has a separate laundry room including the washer and dryer. The large family room accessed thru a beautiful set of French Doors is a wonderful area to relax and entertain. The home has a large 2 car attached garage, a concrete back patio and a large wrap-around deck providing ample room to enjoy the outdoors. The home is totally electric and has forced air heat and central AC, creating a pleasant environment year-round.

There is a 128 square foot utility shed directly behind the house providing excellent storage.

26 McGinley also has a 960 square foot shop/man cave! This awesome building is separated into 3 sections, all with large doors for great access. This building has incredible potential for whatever you would like to use it for. The seller utilized the larger area which is insulated, finished and also has an open porch as a man cave/workshop. The next section was used basically as a game cleaning area and the third section has mainly been storage. The entire building has a concrete floor.





Recreation

Lake McConaughy, the recreational jewel 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

Property has a well and septic system.





Region & Climate

Weather Highlights

- Summer High: the July high is around 90 degrees
- Winter Low: the January low is 15
- Rain: averages 20 inches of rain a year
- Snow: averages 30 inches of snow a year

Location

26 McGinley at Lake McConaughy is 15 minutes from Ogallala and Interstate 80, 3.5 hours northeast of Denver, CO and 4.5 hours west of Omaha, NE

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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 regards 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 promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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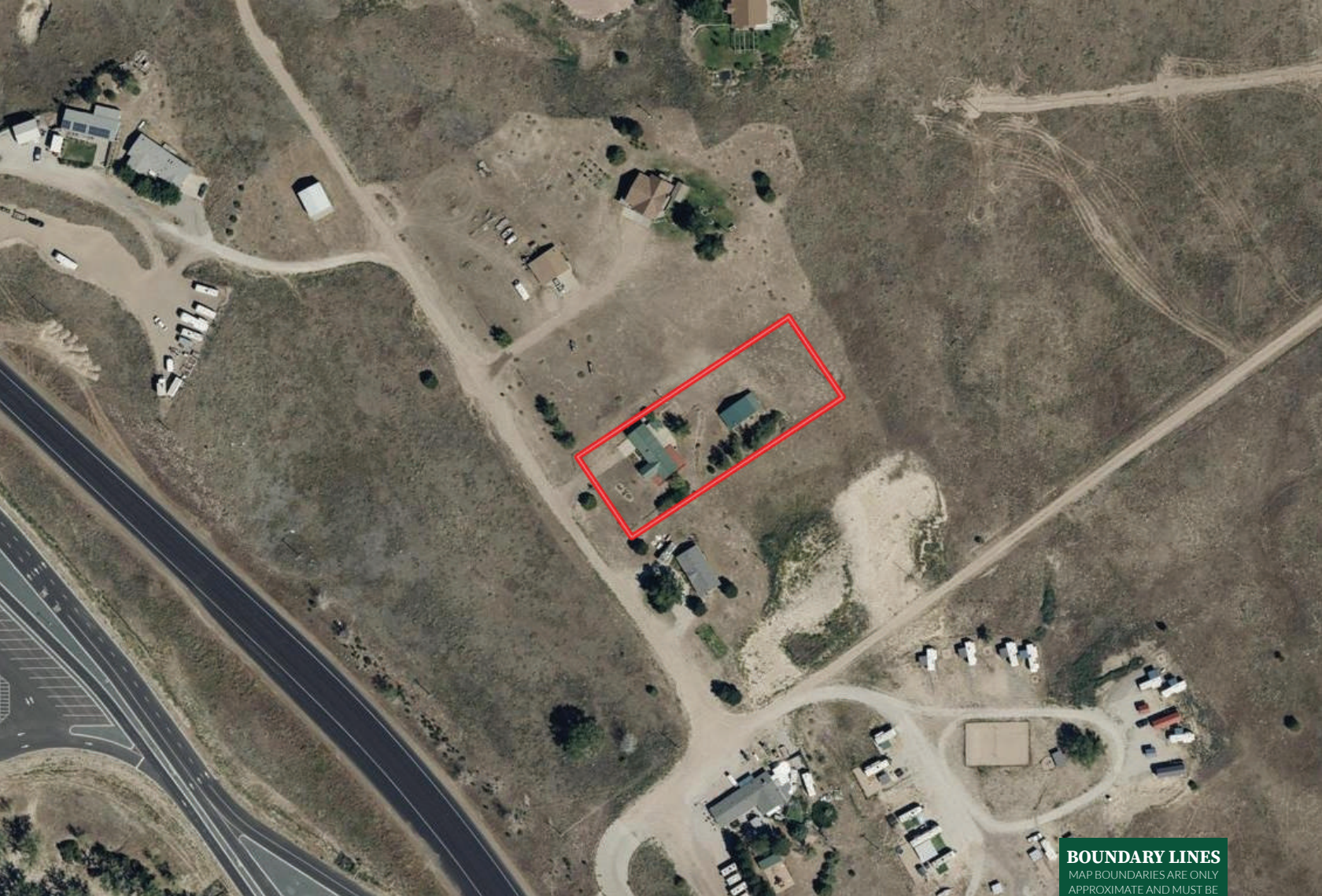


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

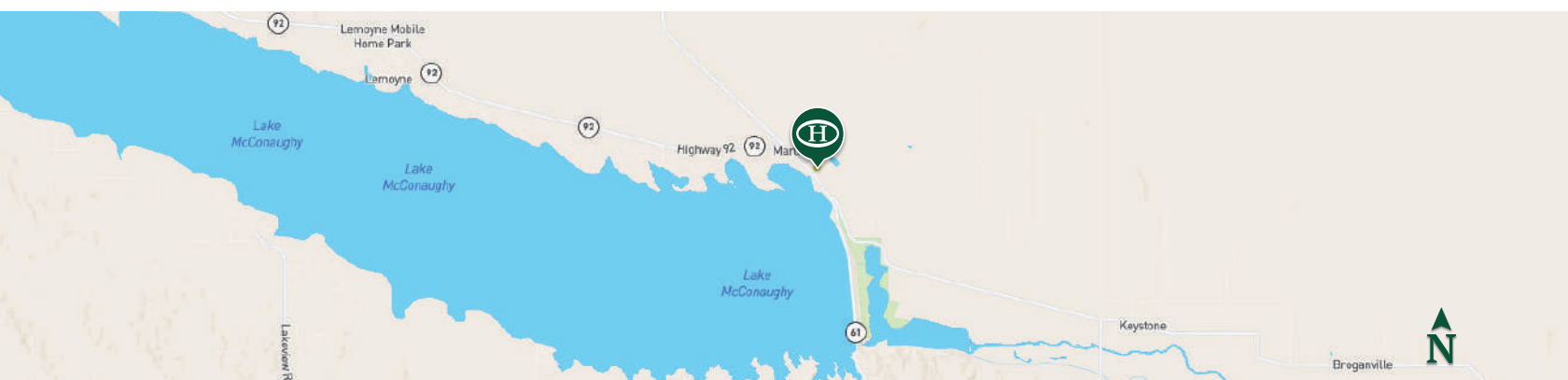
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 Boundary

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