# Haythorn's Lake McConaughy Vistas

632.00 Acres | Keith County, NE | \$6,000,000





# Haythorn's Lake McConaughy Vistas TOTAL ACRES: PRICE: COUNTY: CLOSEST TOWN: 632.00 \$6,000,000 Keith County Ogallala, NE

### **Activities & Amenities:**

ATV/Off Road
Beach Access
Boating/Sailing/Rafting
Campground
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Fishing
Hiking/Climbing
Hunting - Big Game, Predate

Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl

Pond/Lake Stream/River Water Access Water View Waterfront

### **Land Details:**

**Address:** To Be Determined, Lemoyne, Nebraska 69146, USA

Closest Town: Ogallala Total Acres: 632.00 Deeded Acres: 632.00

Zoning: Ag Elevation: 3,350 Topography: rolling Vegetation: Native Grass Pasture Acres: 632 Source of lot size: Other Fence Type: Barbed wire



### **Property Summary**

Haythorn's Lake McConaughy Vistas will be 10 plus acre lots determined by survey. The entire project is planned to be completed in 3 or 4 phases depending on the amount of interest in the lots. Haythorn's Lake McConaughy Vistas would also be a tremendous opportunity for a developer to take the reins of. The majority of the proposed lots will have lake views and great access to Lake McConaughy. Contact Rick Kusel or Clay Owens for information.

### Land

There is approximately 632 total acres to be sold in 10.01+ acre lots. Buyers will be able to purchase larger tracts if desired. Lots will be surveyed as needed.

### 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.

### **Agriculture**

This property is currently native grass pasture.

### Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property/lots will transfer to the Buyer at Closing.





### **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

Haythorn's Lake McConaughy Vistas are on average 15 minutes from Ogallala and Interstate I-80, 3.5 hours northeast of Denver, CO and 4.5 hours west of Omaha, NE. This property is only minutes away from the lake's famous white sands beaches, a very popular boat ramp, convenience stores, many restaurants and bars.

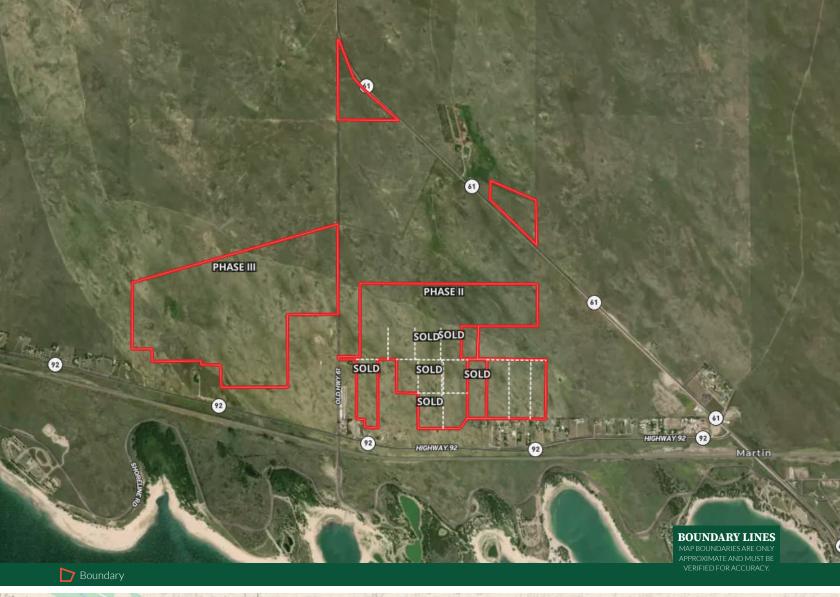
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## **Rick Kusel**

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