

Alta Vista Lot II at Lake Mac

0.69 Acres

Keith County, NE

\$40,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Development Potential
Golf Course
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Stream/River
Waterfront
Cycling/Mountain Biking
Fishing
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Pond/Lake
Water Access
Water View
Water Rights
Mineral Rights

Land Details

Address: TBD Alta Vista , Lewellen
, Nebraska 69153 , USA

Closest Town: Ogallala

Total Acres: 0.69

Deeded Acres: 0.69

Zoning: Recreational

Elevation: 3400

Topography: Sloping

Vegetation: Native grass

Water Rights: Yes

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

Mineral Rights: Yes

Any currently owned on this property
will transfer to the Buyer at Closing.

Estimated Taxes: \$451.2 - 2022

Source of lot size: Assessor/Tax Data



Property Summary

Alta Vista Lot II at Lake Mac is a great buildable lot north off Hwy 92 in the Alta Vista subdivision on the western part of beautiful Lake McConaughy.

This lot is an unimproved parcel of land with good access and electrical service nearby.

The property has views of Lake McConaughy, the surrounding sandhills and the North Platte River Valley.

Contact Rick Kusel for more information.





Land

Alta Vista Lot II at Lake Mac consists of 3 lots combined for a total of .69 acres.

Improvements

Alta Vista Lot II at Lake Mac is an unimproved parcel of land ready to build on with good access and electrical service nearby.

Water/Mineral Rights & Natural Resources

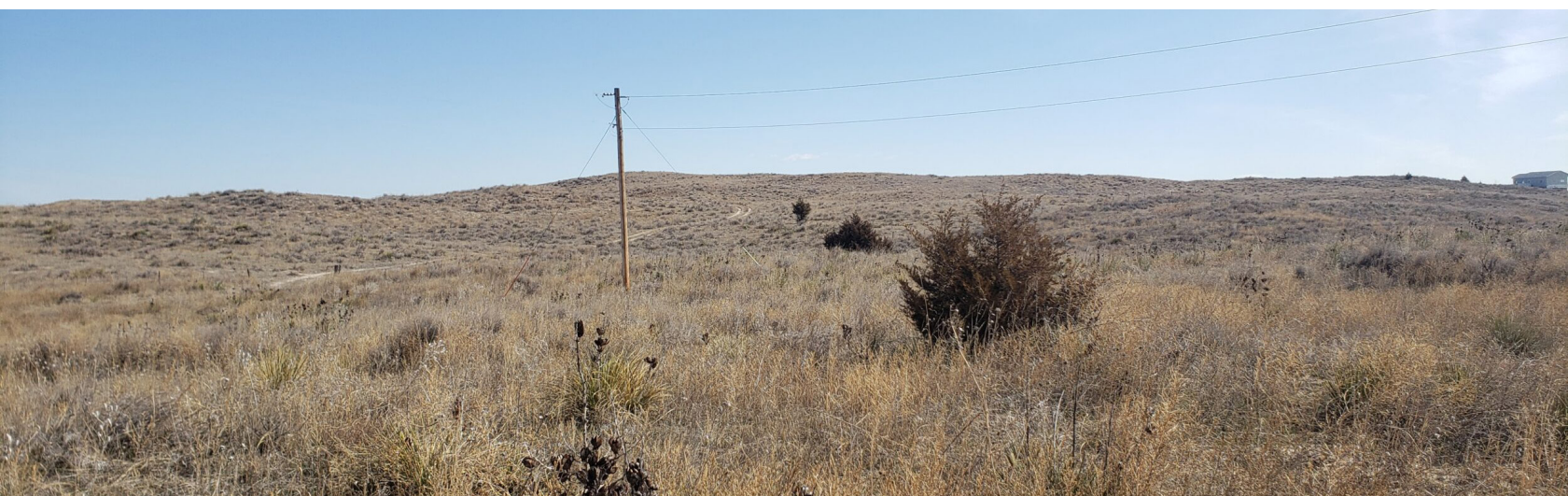
All appurtenant water rights will transfer to the Buyer at Closing.

All mineral rights currently owned by the Seller on this property 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





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.

Location

Alta Vista Lot II at Lake Mac is 40 minutes from Ogallala and Interstate 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, popular boat ramps, restaurants, and bars.





History

“Geography is often destiny. It has always been so with Ogallala, a town that came into existence at the junction of the major routes of the transcontinental migrations and of the cattle trails north from Texas.”

From 1870 to 1885, Ogallala was the “gateway of the Northern Plains”. Hard-bitten Wyoming and Montana cattlemen met in Ogallala’s hotel and saloons with Texas cattle kings and bargained over cattle prices. Gold flowed freely across the table, liquor across the bar, and occasionally blood across the floor as a bullet brought some unlucky cowhand to his death on the floorboards of Tuck’s Saloon.

The first non-native visitors to this area were the trappers from St. Louis.

Next came the pioneers who followed the Oregon Trail. To protect them, the government established forts at intervals along the trail. Then came the Union Pacific Railroad. It is assumed that Ogallala had its beginning about 1867. Settlers started to follow the railroad west, and the cattlemen started driving their cattle to Ogallala to be shipped east or to be sold to Montana and Wyoming ranchers.

Ogallala’s early history was unspectacular, promising to be nothing but a section house and water tank for the railroad. Then, in the spring of 1868, three men appeared to set the destiny of Ogallala. These men were the Lonergan brothers and Louis Aufdengarten. The Lonergan brothers came to do construction work for the Union Pacific Railroad. They found the plains to their liking, and subsequently became interested in Ogallala.

By 1876, Ogallala had changed little from its infant days in 1868. The stores were all south of the railroad tracks, and fronted what was called Railroad Street and the trail leading south to the Platte River. Along this trail extended the rest of the town. The town consisted of saloons with such names as The Cowboy’s Rest and the

Crystal Palace. The last building on the street was the Ogallala House – dining room widely patronized because of its excellent fare. It was run by S.S. Gast.

By 1880, Ogallala consisted of one courthouse, one school, one hotel, two dwelling houses, and twenty-five permanent residents. The tempo of living in early Ogallala changed with the seasons. During the months of winter and early spring life was drab and dreary. Shortly after the first of June the town began to hum with activity as the first Texas trail herds started to arrive. During the three summer months business boomed – ten to twelve herds, each of two hundred or more trail hands taxed the facilities of Ogallala. Sleeping rooms and meals were hard to find when the trail hands were in town. Activities in Ogallala continued at a fever pitch until the end of August, by then the Texans were heading back to Texas; by November Ogallala had settled back in quiet and peaceful repose.

Ogallala’s population of floaters, gamblers, tradespeople and dance hall hostesses drifted to Omaha or Cheyenne to spend the winter. One hotel, one supply house and a single saloon remained open for the winter. The community sank into a state of inanimation until next spring.

In 1882-1884, the settlers and farmers reached Ogallala. These men were encouraged by the Union Pacific Railroad because the railroad started selling their land at quite low prices.

A serious epidemic of Texas fever swept over Nebraska during the summer of 1884. The disease first appeared near Ogallala in July apparently being brought in by Texas cattle. The disease spread quickly and it caused very heavy losses to the cattlemen. The ranchers had started to put expensive blooded bulls in their herds. These ranchers demanded that Texas cattle be excluded from Nebraska. This ban of Texas cattle was a damaging blow to the Texas trail herd business. This was the end of the trail period of Ogallala, as the wild, often violent town became a peaceful farmer’s settlement.

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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.

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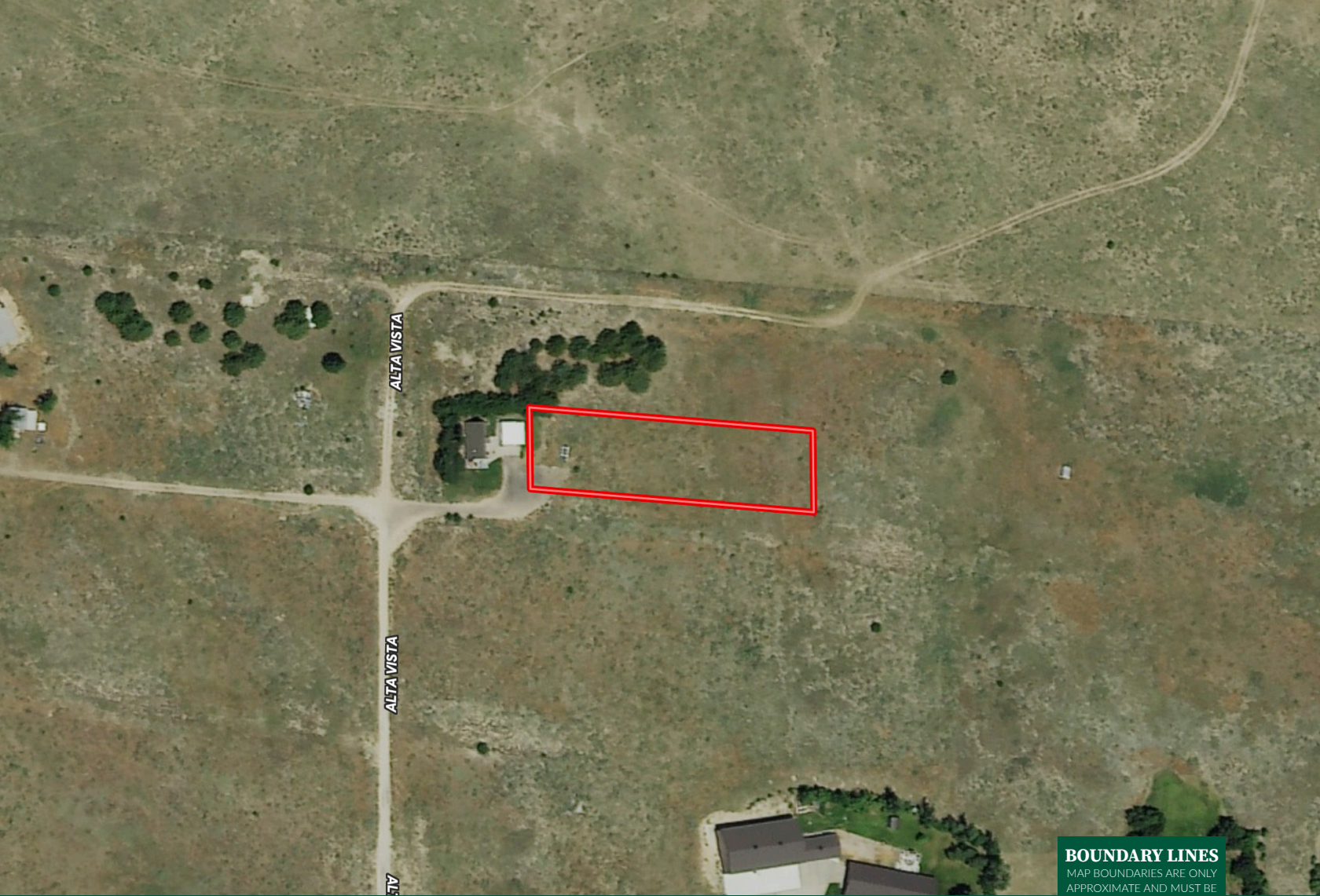


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"


- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials








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

 Boundary



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