

Mestas Lot at Lake McConaughy

12.74 Acres

Keith County, NE

\$120,000



HAYDEN  OUTDOORS.

Mestas Lot at Lake McConaughy

TOTAL ACRES:

12.74

PRICE:

\$120,000

COUNTY:

Keith County

CLOSEST TOWN:

Lemoyne, NE

Activities & Amenities:

ATV/Off Road
Beach Access
Boating/Sailing/Rafting
Cycling/Mountain Biking
Equestrian/Horse Property
Fishing
Hiking/Climbing
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Pond/Lake
Stream/River
Water View

Land Details:

Address: TBD, Lemoyne, Nebraska 69146, USA
Closest Town: Ogallala
Total Acres: 12.74
Deeded Acres: 12.74
Zoning: Ag
Elevation: 3,350
Topography: Level to Steep
Vegetation: Native Grass
Pasture Acres: 12.74
Water Rights: Yes, All appurtenant Water Rights associated with this property will transfer to Buyer at Closing.
Mineral Rights: Yes, Any Mineral Rights currently owned by the Seller on this property will transfer to the Buyer at Closing.
Estimated Taxes: \$0 - 2024
Source of lot size: Survey

Property Summary

Mestas Lot at Lake McConaughy is a 12.74 +/- acre lot centrally located just north of Arthur Bay and Martin Bay on the north side of beautiful Lake McConaughy, with access via a private road. The property has some great views of the lake and multiple potential building sites. This property is in a terrific location for the simple fact that is close to everything!

Land

Mestas Lot at Lake McConaughy is 12.74 +/- acres (surveyed) of native grass with views of Lake McConaughy. There is a chance that the buyer of this property will have the opportunity to purchase the adjacent 12.67 +/- acre lot located directly south if they desire to have more land.

Improvements

There is private road access and electrical service to the property. Buyer is required to enter into a shared road agreement on this property and will receive a copy of the covenants.

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

Mestas Lot at Lake McConaughy is currently native grass.

Water/Mineral Rights & Natural Resources

All appurtenant Water Rights associated with this property will transfer to the Buyer at Closing. Any 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

Location

Mestas Lot at Lake McConaughy is 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.

*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.

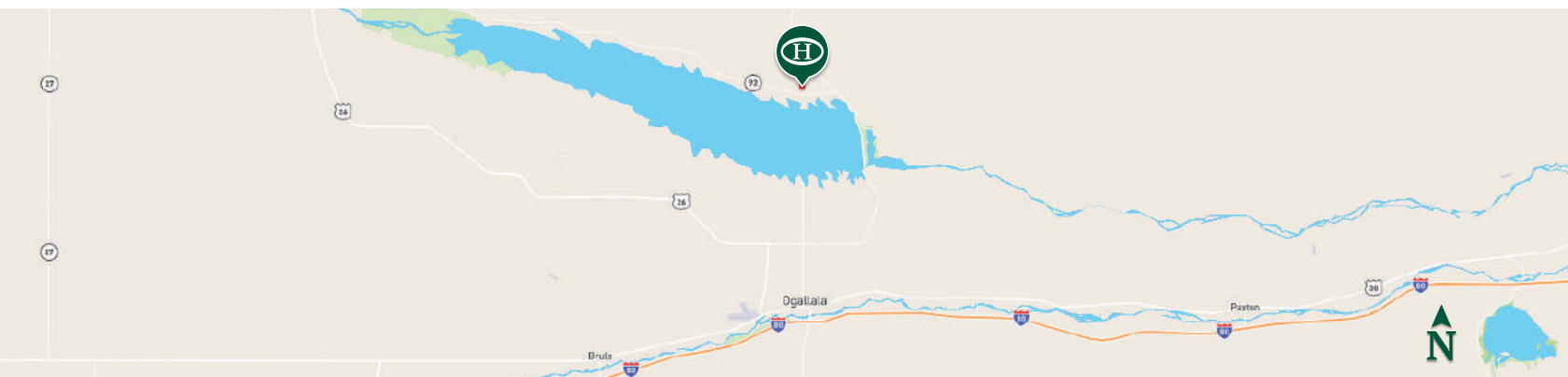




 Boundary

BOUNDARY LINES

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



Rick Kusel

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