

The Dunes Subdivision

740.00 Acres

Keith County, NE

\$10,000,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Beach Access
Boating/Sailing/Rafting
Borders Public Lands
Campground
Cycling/Mountain Biking
Development Potential
Fishing
Golf Course
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, & Waterfowl
Lodge/Resort
Pond/Lake
Recreational Business
Stream/River
Water Access/Water View/Waterfront

Land Details

Address: 00010 Lakeview Road,
Brule, Nebraska 69127 , USA
Closest Town: Ogallala
Total Acres: 740.00
Deeded Acres: 740.00
Zoning: Recreational (NEC)
Elevation: 3,300
Topography: Rolling
Vegetation: Native Grass
Tillable/Crop/Orchard Acres: 0
Mineral & Water Rights: Yes, Any mineral & water rights currently owned by the Seller on this property will transfer to the Buyer at Closing.
Source of lot size: Owner
Other Improvements: Roads, electrical service, fiber optic



Property Summary

The Dunes Subdivision is a wonderful 740 +/- acre gated subdivision on beautiful Lake McConaughy. The Seller will consider selling the property in it's entirety or will sell individual lots starting at \$65,000 for a 2 +/- acre lot. With everything going on in Ogallala and Keith County, this is a tremendous opportunity for a seasoned developer. The Dunes is on the south side of Lake McConaughy with 1 1/4 miles of lake frontage!





Land

740 +/- acres of land partially subdivided.

The Dunes Subdivision consists of beautiful rolling sandhills on the south side of Lake McConaughy that has been partially developed. There are currently 4 separate areas that have been platted into 75 individual lots ranging in size from approximately 2 +/- acres to 5 +/- acres. The Dunes lots, the Country Estates lots, the Lighthouse Ranchettes lots and The Sands lots. Of the 740 +/- total acres, approximately 2/3 of the remaining land is a clean slate to be developed as seen fit with the potential for additional recreational opportunities.

The Dunes lots which are the waterfront lots of this subdivision on Lake McConaughy will remind you a lot of the Outer Banks of N. Carolina with their beautiful sand dunes rolling off into the white sand beaches. The Lighthouse Ranchettes and Country Estates are slightly more to the interior of the subdivision and The Sands lots have been designed as more entry level lots and also opportunity for multi-family builds.

Plat maps showing the available lots and the individual lot prices are available upon request from the listing Broker.

Improvements

Main roads, electrical service, fiber optic lines and some water wells are in place.



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

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





General Operations

The Dunes Subdivision is a planned development with tremendous opportunity.

Region & Climate

- Keith County, Nebraska gets 20 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Keith County averages 27 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 224 sunny days per year in Keith County. The US average is 205 sunny days.
- Keith County gets some kind of precipitation, on average, 68 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

Weather Highlights

- Summer High: the July high is around 89 degrees | Winter Low: the January low is 14
- Rain: averages 20 inches of rain a year | Snow: averages 27 inches of snow a year

Location

The Dunes Subdivision is approximately 15 minutes from Ogallala and Interstate I-80, 3.5 hours northeast of Denver, CO, 4.5 hours west of Omaha, NE and 2 hours east of Cheyenne, WY

This property is minutes away from the lake's famous white sands beaches, popular boat ramps, 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.



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 regard 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 bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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

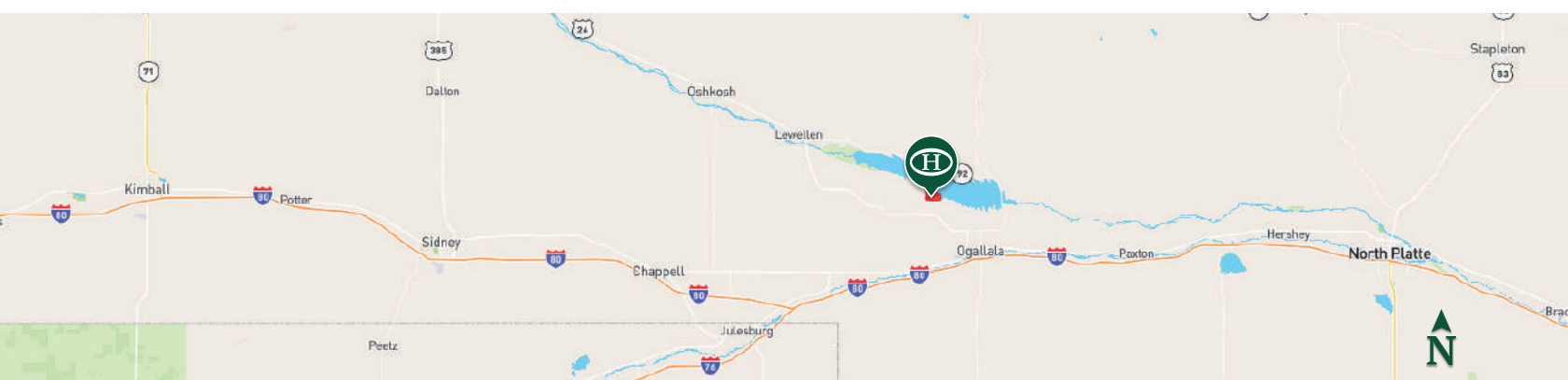




 Boundary

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**

