

42 Hilltop-Trail 12 at Sherman Reservoir

0.58 Acres

Sherman County, NE

\$534,900



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Boat Slip
Boating/Sailing/Rafting
Borders Public Lands
Deep Water Access
Dock/Pier
Fishing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, & Waterfowl
Outbuilding/Barn/Shed/Shop
Propane
Water Access/Water View/Waterfront
State Hunting Unit: Loup East

Land Details

Address: 42 Hilltop Dr, Loup City, Nebraska 68853, USA
Closest Town: Loup City, NE
Total Acres: 0.58
Leased Acres: 0.58
Zoning: Recreational
Estimated Taxes: \$1,402 - 2024
Source of lot size: Listing Agent
HOA Dues: \$300

Building Details

Homes: 1
Finished Sq. Ft.: 1,908
Bedrooms: 4
Full Bathrooms: 2
Basement: Partial finished
Parking Types: Detached Garage, Carport, & Driveway
Total # of Spaces: 4
Outbuildings: 1
Types of Outbuildings: Detached Garage (336 sq ft) w/ Lean-To (240 sq ft)
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Foundations: Basement (732 sq ft)
Waterfront Features: Sherman Reservoir, Dock on Water, & Water Access
Exterior Features:
Wood Deck (4'x44')
Back Covered Patio (12' x 36')
Boat Dock, Large Yard with Privacy from Trees
Cement Block Shed Under House (8' x 12')-great for water toys!



Property Summary

This fully remodeled 4-bed, 2-bath home on Trail 12 offers an open-concept with vaulted ceilings and unrestricted lake views. Enjoy great water access, a spacious sunroom and open kitchen/living/dining. The property includes a personal boat dock, detached garage with lean-to and large lot with trees for privacy. Move-in ready with modern updates, this lakeside retreat is perfect for relaxation and recreation.





Land

This lot is approx. 0.57+/- acres (leased). The land is currently leased from Loup Basin Reclamation District and Nebraska Game and Parks handles some of the permitting. The lot lease is currently \$1,015/year. Sherman Lake Homes Corporation fee is \$300/year which includes road maintenance and water usage by the property. Electric and trash disposal are left to the responsibility of the owner. Property has a private 400 gal propane tank. There is a private boat ramp located on Trail 12 for your use. Contact listing agent for more information about the land lease.

Improvements

The interior of this property (1224 sq ft) has been fully remodeled with modern updates that highlight both function and style. The open-concept design connects the kitchen, dining, and living areas enhancing the spacious feel and unobstructed lake views. A bright and airy sunroom (288 sq ft) extends your living space. The kitchen offers great countertop space, plus a pantry. All kitchen appliances will stay.

Step inside the main level and you'll find a home designed for comfort, connection, and relaxation. With its vaulted pine ceiling, patio door and windows, the addition becomes the centerpiece of the home—inviting in natural light and framing breathtaking, open views of the lake. The main level offers 2 spacious bedrooms and one 3/4 bath with shower.

The walk-out basement is a great feature to enjoy indoor-outdoor living. The painted block floor provides practicality in the entry/sitting area allowing it to function like a wet room. The lower level also features 2 more bedrooms (basement bedframes and beds will stay) and another 3/4 bath with walk-in shower.

As you step out onto the covered lower level porch, you find access to a 12' x 12' laundry/utility room and on the East side an 8' x 12' storage shed with garage door under the porch, great for storing all the water toys, kayaks, jet skis, etc!



Property Improvements & Updates

- **2018 (Main Level Remodel):** Wiring, PEX water lines, drywall, bathrooms (toilets, sinks, shower), kitchen (cabinets + appliances), flooring, water heater (50 gal), A/C units, windows, interior paint
- **2020:** Storm windows on porch
- **2022:** New heater/furnace
- **2023:** Shingles on house & garage, new gutters, A/C unit
- **2025:** Flooring & siding on enclosed porch, new basement paneling
- Year Home Built: **1965**
- Roof: **2023**
- A/C Unit: **2023**
- Heating System: **2022** (propane)
- Hot Water Heater: **2018**
- Dishwasher: **2018**
- Oven/Range: **2018**
- Cooktop: **2018**
- Windows: **2012**

Utilities

- **Electric:** Loup Valley's Rural Public Power – Avg. bill approx. **\$60/month**
- **Water:** Included in Part of Trail 12 Association Fee
- **Sewer:** Septic tank
- **Trash:** Owner responsibility
- **Gas:** Propane – Trotters Loup City

Whether you're looking for a primary residence or a vacation getaway, this property offers it all—modern updates, incredible views, and direct lake access. Plus, reliable internet, WiFi, and cell service ensure you can stay connected. Fully furnished and move-in ready, this home is the perfect blend of comfort, style, and lakeside living.





Recreation

Sherman Reservoir, known for its great fishing opportunities boasts a 2,845 acre lake in Central Nebraska. The most popular species sought by anglers are walleye, catfish, white bass, crappie and northern pike. Looking for a trophy sized fish? That's a possibility with the large flathead catfish! In addition to waterfowl hunting, there are substantial hunting opportunities available on the Sherman Reservoir Wildlife Management Areas. It includes upland game, big game and waterfowl. Upland game habitat offers hunting opportunities for pheasant, quail and dove. Big game can also be found that includes good numbers of deer and turkey.

All types of boats are permitted at Sherman Reservoir. Water sports of all kinds are very popular. Several trails are also available for walking, hiking and wildlife viewing. There is also a full service marina located on the East side of the Sherman Reservoir. Trade Winds Marina offers groceries, food orders from the grill, tackle, beer garden, kayak and boat rentals, storage and more.

Location

This property is 15 minutes from the town of Loup City (home of the Polish Days festival every June), 30 minutes from the town of Ord (home of Father's Day Rod Run) and 1 hour drive to the city of Kearney, Nebraska and Grand Island, Nebraska (both of which have airports)!

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- RICK STEINER, SELLER/BUYER

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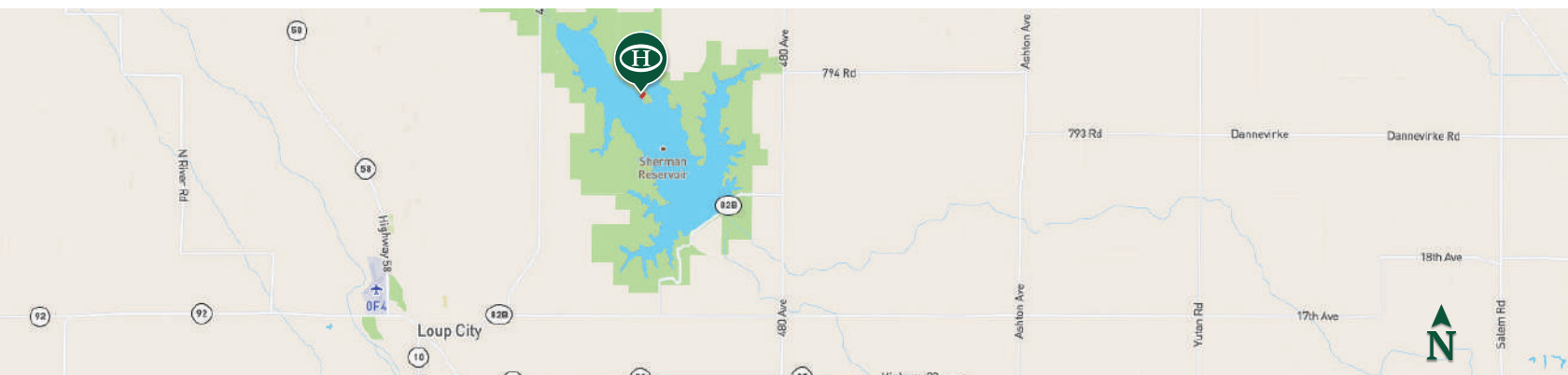




 Boundary

BOUNDARY LINES

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



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