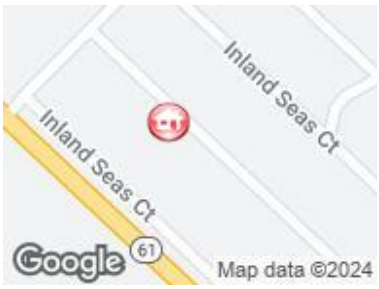
ALL FIELDS DETAIL

MLS #	33339	**TOTAL SQ. FT.**	OVER 50000
Asking Price	$450,000	**PARKING CAPACITY**	20-50
Status	New Listing	**APPROX. AGE**	1-5 YRS
Comment		**OVERHEAD DOORS**	NONE
Status	ACTIVE	**PRESENT USE**	OTHER
Class	COMMERCIAL /INDUSTRIAL	**CEILING HEIGHT**	N/A
		FREIGHT ELEVATOR	N/A
Type	RESIDENTIAL	**STORIES**	1
Area	LAKE MCCONAUGHY	**AUCTION**	NO
Address	109 Inland Seas		
City	Lemoyne		
State	NE		
Zip	69146-0000		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	**VOW Address**	Yes
VOW Comment	Yes	**VOW AVM**	Yes
Agent	Julie Glinn - cell: 308-726-5470	**Listing Office 1**	The Western Agency - Off: 308-726-5470
Sales Broker Compensation	Yes	**Listing Date**	11/3/2023
Legal	Lot 1 Branham Adm Replat 2.81 A. 1 A-O------16 STR (20 15 38)	**ZONING**	Tourist Service
AMPS	50	**BEST POTIENTIAL**	RV park
Description	This all new RV park has 20 full service hookups and 10 electric. Has everything you need.	**Associated Document Count**	0
Update Date	11/19/2023	**Status Date**	11/3/2023
Hotsheet Date	11/3/2023	**Price Date**	11/3/2023
Input Date	11/3/2023 9:31 PM	**Original Price**	$450,000
Days On Market	95	**Days On MLS**	95
Geocode Quality	Street Intersection or Segment Match	**Picture Count**	6
Input Date	11/3/2023 9:31 PM	**Update Date**	11/19/2023 10:47 AM
Video Count	0		

FEATURES

OVERHEAD DOOR HEIGHT
N/A

PARKING
ASPHALT

UTILITIES AVAILABLE
ELECTRIC
PRIVATE SEWER

FOUNDATION
SLAB

FLOOD INSURANCE
NO

DOCS ON FILE
LEGAL DESCRIPTION

TERMS
SELL ENTIRETY

POSSESSION
AT CLOSING

TO SHOW
CALL AGENT

UTILITIES PAID BY OWNER
ELECTRIC
GARBAGE

FINANCIAL

TAX YEAR 2022 **TAXES** 1003.00

ADDENDUM

Addendum This campground has excellent access for even the largest RV's. Pads for RV parking are 67' x 15'. With all of the new restrictions on camping on Lake McConaughy this RV park has all the potential to be full all summer. This is the only year round campground at Lake McConaughy. This property has been very well planned and the layout and hookups show it. All of the hard work has been done for you so you can come and put your stamp on it. Please contact Julie Glinn for more information (308) 726-5470

REMARKS

Remarks Beautiful home away from home! This park is on the north side of Lake McConaughy in western Nebraska. This area is booming with summertime activity with the potential for great earnings year round. Property has at total of 30 hookups. 20 of the hookups are full service and 10 have electric only. Property boasts a great new well and plenty of septic capacity as well as 50 amp service to the park. Located just north of the junction of Hwy 92 and 61 at Lake McConaughy.

ADDITIONAL PICTURES

MLS # 33339 **Address:** 109 Inland Seas

DISCLAIMER

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified. The listing broker's offer of compensation is made only to Participants of the MLS where the listing is filed.