

ALL FIELDS DETAIL



MLS #	30897	LOT SIZE	1-5 ACRES
Asking Price	\$40,000	RESIDENCE	NO
Status	New Listing	TYPE WATER	PRIVATE
Comment		SEWER	PRIVATE
Status	ACTIVE	GAS	NO
Class	LAND	ELECTRIC	YES
Type	RECREATIONAL	FLOOD_ZONE	NO
Area	LAKE	VACANT	YES
	MCCONAUGHY	AUCTION	NO
Address	144 Ivan Street		
City	Lemoine		
State	NE		
Zip	69146		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Kristy Nerud	Listing Office 1	Jack Nerud Realty - OFF: 308-772-3244
Sales Broker Compensation	Variable	Listing Date	11/10/2021
Legal	Lot 14, block 2, Sand Creek Sub Phase III	ZONING	Rec
ELEMENTARY SCHOOL	Ogallala	SCHOOL DISTRICT	Ogallala
LOT SIZE	1.07 A	Associated Document Count	0
Original Price	\$40,000	Update Date	4/29/2022
Status Date	4/29/2022	Hotsheet Date	4/29/2022
Price Date	4/29/2022	Input Date	4/29/2022 12:30 PM
Days On Market	170	Geocode Quality	Manually Placed Pin
Picture Count	2	Input Date	4/29/2022 12:30 PM
Update Date	4/29/2022 12:30 PM	Video Count	0

FEATURES

LAND USE	POSSESSION	GAS
RECREATION	CLOSING	PROPANE
		WATER
		WELL

FINANCIAL

TAXES 144.78

REMARKS

Remarks Acreage at Lake McConaughy! This lot is located in the Sand Creek Sub Phase III, just north of Highway 92 on Ivan Street. Water is supplied for \$500 annually. 2 inch water lines with 60 lb constant pressure supplied to the lot and 1 inch lines to feed the house at 170 bpm. The lot has been surveyed with road access, nearby electric pole and ready for development.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified.