

**ALL FIELDS DETAIL**

|                     |                     |                   |           |
|---------------------|---------------------|-------------------|-----------|
| <b>MLS #</b>        | 27946               | <b>LOT SIZE</b>   | 1-5 ACRES |
| <b>Asking Price</b> | \$90,000            | <b>RESIDENCE</b>  | NO        |
| <b>Status</b>       | New Listing         | <b>TYPE WATER</b> | PRIVATE   |
| <b>Comment</b>      |                     | <b>SEWER</b>      | PRIVATE   |
| <b>Status</b>       | ACTIVE              | <b>GAS</b>        | NO        |
| <b>Class</b>        | LAND                | <b>ELECTRIC</b>   | YES       |
| <b>Type</b>         | LAKE PROPERTY       | <b>FLOOD ZONE</b> | NO        |
| <b>Area</b>         | LAKE                | <b>VACANT</b>     | YES       |
|                     | MCCONAUGHY          | <b>AUCTION</b>    | NO        |
| <b>Address</b>      | 16 & 17 Keystone Rd |                   |           |
| <b>City</b>         | Keystone            |                   |           |
| <b>State</b>        | NE                  |                   |           |
| <b>Zip</b>          | 69144               |                   |           |
| <b>Sale/Rent</b>    | For Sale            |                   |           |
| <b>IDX Include</b>  | Y                   |                   |           |

**GENERAL**

|                                  |   |                          |                                       |
|----------------------------------|---|--------------------------|---------------------------------------|
| <b>VOW Include</b>               | Yes   | <b>VOW Address</b>       | Yes                                   |
| <b>VOW Comment</b>               | Yes   | <b>VOW AVM</b>           | Yes                                   |
| <b>Number of Acres</b>           | 2.11  | <b>Price Per Acre</b>    | \$42,654.03                           |
| <b>Agent</b>                     | Kent Palmer - Cell: 308-289-6179  | <b>Listing Office 1</b>  | Jack Nerud Realty - OFF: 308-772-3244 |
| <b>Sales Broker Compensation</b> | TBT   | <b>Listing Date</b>      | 6/5/2020                              |
| <b>Legal</b>                     | TR IN LOTS 16 & 17 INC VAC ST PAYNE'S SUB 2.11A. 1A-0---16 STR(5 14 27) | <b>ELEMENTARY SCHOOL</b> | OGALLALA                              |
| <b>SCHOOL DISTRICT</b>           | OGALLALA  | <b>LOT SIZE</b>          | 2.11acre                              |
| <b>Associated Document Count</b> | 0   | <b>Original Price</b>    | \$90,000                              |
| <b>Update Date</b>               | 6/8/2020  | <b>Status Date</b>       | 6/8/2020                              |
| <b>Hotsheet Date</b>             | 6/8/2020  | <b>Price Date</b>        | 6/8/2020                              |
| <b>Input Date</b>                | 6/8/2020 1:16 PM  | <b>Days On Market</b>    | 3                                     |
| <b>Geocode Quality</b>           | Manually Placed Pin   | <b>Picture Count</b>     | 5                                     |
| <b>Input Date</b>                | 6/8/2020 1:16 PM  | <b>Update Date</b>       | 6/8/2020 1:16 PM                      |

**FINANCIAL**

|                 |           |                 |      |
|-----------------|-----------|-----------------|------|
| <b>PARCEL #</b> | 106001001 | <b>TAX YEAR</b> | 2019 |
| <b>TAXES</b>    | \$447.40  |                 |      |

**ADDENDUM**

**Addendum** Here it is!! Located 4 miles east of the dam at Lake McConaughy right on the highway is 2.11 Acres. This property has power, well, septic and a 30' x 50' steel building with 8'8" tall x 16' wide overhead door with a cement floor and rough plumbed for a bathroom. Also includes a 30' x 44' foundation with rough in sewer ready to complete your cabin on. Excellent location, ready to go! Contact Kent Palmer @308-289-6179 for more information.

**REMARKS**

**Remarks** Located 4 miles East of LAKE MCCONAUGHY - 2.11 Acres with power, well, septic, 30' x 50' Steel building with 8'8" tall x 16' wide overhead door with a cement floor. Building is plumbed for bathroom and has electricity. Also includes a 30' x 44' foundation with rough in sewer ready to complete your cabin. Excellent location. Contact Kent Palmer @ 308-289-6179 call or text or kent@jacknerudrealty.com

**ADDITIONAL PICTURES****DISCLAIMER**

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