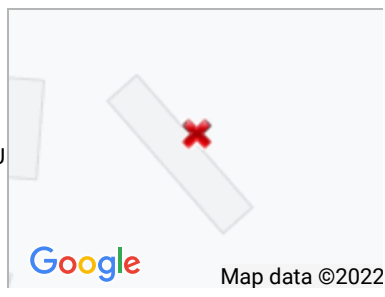


ALL FIELDS DETAIL



MLS #	31219	BEDROOMS	TWO
Asking Price	\$138,000	TOTAL BATH	ONE
Status	New Listing	GARAGE CAPACITY	ONE
Comment		GARAGE TYPE	DRIVE
Status	ACTIVE		UNDER
Class	RESIDENTIAL	STYLE	MANUFACTU
Type	LAKE PROPERTY		RED
Area	LAKE	SQ. FT. ABOVE	801-1000
	MCCONAUGHY	GROUND	
Address	12 Albee's 3 Court	APPROX. AGE	41-60 YRS
City	Lewellen	BASEMENT	NO
State	NE	WATERFRONT	NONE
Zip	69147	AUCTION	NO
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes
VOW Comment	Yes
Agent	Kent Palmer - Cell: 308-289-6179
Listing Date	6/23/2022
Apprx. Sq. Ft: Upper	760
Apprx. Sq. Ft: Grdn Lvl	-
Apprx. Sq. Ft: % Finished	760
Apprx Total Square Feet	760
Associated Document Count	0
Days On Market	12
Status Date	6/23/2022
Price Date	6/23/2022
Geocode Quality	Exact Match
Days On MLS	12
Update Date	7/1/2022 12:49 PM

VOW Address	Yes
VOW AVM	Yes
Listing Office 1	Jack Nerud Realty - OFF: 308-772-3244
Legal	1964 RICHARDSON 10X52 (IOLL) LOT 12 BLK 5 ALBEE'S 3RD MHP 1ABC-2-BC-AH--16 STR(1 15 41)
Apprx. Sq. Ft: Main	760
Apprx. Sq. Ft: Basement	-
Apprx Sq Ft Above Ground	760
Original Price	\$138,000
Sales Broker Compensation	tbd
Update Date	7/1/2022
Hotsheet Date	6/23/2022
Input Date	6/23/2022 4:03 PM
Picture Count	21
Input Date	6/23/2022 4:03 PM
Video Count	0

FEATURES

LIVING ROOM LAMINATE	LAUNDRY MAIN LAMINATE	HEATING/COOLING GAS FORCED AIR WINDOW AIR	UTILITIES CITY WATER SEPTIC TANK
DINING ROOM LIV/DIN COMBO LAMINATE	CONSTRUCTION MANUFACTURED	ROOF METAL	STREET/ROAD GRAVEL
KITCHEN GAS RANGE REFRIGERATOR EAT-IN LAMINATE ALL APPLIANCES INCL.	WATER HEATER ELECTRIC	POSSESSION AT CLOSING	EXTERIOR FEATURES HARDBOARD SHOWING INSTRUCTIONS CALL AGENT

FINANCIAL

PARCEL # 421001200	TAXES 153.20
TAX YEAR 2021	

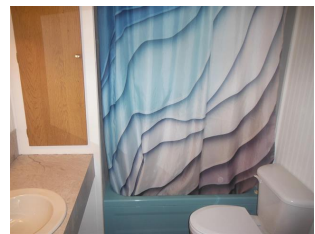
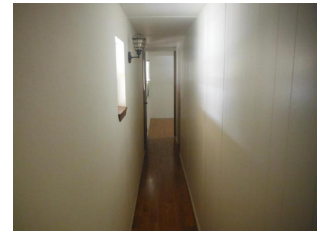
REMARKS

Remarks Perfect weekend getaway, year-round cabin. Excellent Location, WALK TO THE BEACH. Complete remodel. Has a 12' x 20' add on living area. Carport and covered cement patio. Very roomy and BEAUTIFUL. Move in ready, just bring your swimsuits and sandals. Contact listing agent Kent Palmer, Jack Nerud Realty for more information,

ADDENDUM

Addendum 12 Albee's 3 Court - This is one of nicest cabins I have ever had for sale at Lake McConaughy. Perfect weekend getaway, come year around and stay in your completely remodeled cabin. Excellent location, WALK TO THE BEACH. Many improvements - new windows, siding, metal roof, new insulation, flooring, drywall, light fixtures, plumbing, skirting, hot water heater, counter tops, interior and exterior paint. Everywhere you look is fresh and new. Has a 12' x 20' add on living area. Carport and covered cement patio. New stainless fridge and stainless gas range. Very roomy and BEAUTIFUL. Needs nothing, it's all been done for you. Move in ready. On leased lot in Albee's subdivision, with lots of amenities close by. For more information and a private showing contact listing agent Kent Palmer at Jack Nerud Realty.

ADDITIONAL PICTURES



DISCLAIMER

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