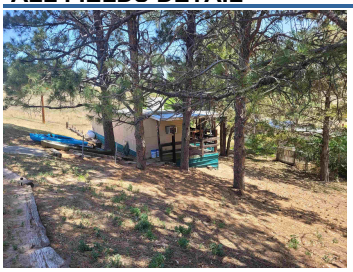
ALL FIELDS DETAIL



MLS #	31178	**BEDROOMS**	TWO
Asking Price	$40,000	**TOTAL BATH**	ONE
Status	New Price	**GARAGE CAPACITY**	NONE
Comment		**GARAGE TYPE**	NONE
Status	ACTIVE	**STYLE**	MANUFACTU
Class	RESIDENTIAL		RED
Type	SINGLE FAMILY	**SQ. FT. ABOVE**	0-800
Area	LEWELLEN	**GROUND**	
Address	81 Otter Creek Lodge	**APPROX. AGE**	61+
		BASEMENT	NO
City	Lewellen	**WATERFRONT**	LAKE
State	NE	**AUCTION**	NO
Zip	69147		
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
Listing Date	6/10/2022	**Legal**	1963 Town & Country 10x48 (IOLL) Lot 81 Otter Creek Lodge
YEAR BUILT	1963	**Baths: Main**	1
Bedroom: Main	2	**Apprx. Sq. Ft: Upper**	0
Apprx. Sq. Ft: Main	480	**Apprx. Sq. Ft: Grdn Lvl**	0
Apprx. Sq. Ft: Basement	0	**Apprx. Sq. Ft: % Finished**	100
Apprx Sq Ft Above Ground	480	**Apprx Total Square Feet**	480
Living Room: Level	m	**Kitchen: Level**	m
Mstr Bdrm: Level	m	**Bedroom 2: Level**	m
Original Price	$49,500	**Associated Document Count**	0
Sales Broker Compensation	Variable	**Days On Market**	140
Update Date	10/28/2022	**Status Date**	6/19/2022
Hotsheet Date	10/28/2022	**Price Date**	10/28/2022
Input Date	6/19/2022 2:33 PM	**Geocode Quality**	Manually Placed Pin
Picture Count	10	**Days On MLS**	131
Input Date	6/19/2022 2:33 PM	**Update Date**	10/28/2022 3:42 PM
Video Count	0		

FEATURES

LIVING ROOM
VINYL
DINING ROOM
KIT/DIN COMBO
VINYL

KITCHEN
GAS RANGE
REFRIGERATOR
MICROWAVE
VINYL
ELECTRIC HOOKUPS
GAS HOOKUPS
WINDOW COVERING
ALL

WATER HEATER
GAS
HEATING/COOLING
GAS FORCED AIR
WINDOW AIR
ROOF
MEMBRANE
POSSESSION
AT CLOSING

UTILITIES
ELECTRICITY
SEPTIC TANK
WELL
STREET/ROAD
DIRT
EXTERIOR FEATURES
COVERED DECK
METAL SIDING
SHOWING INSTRUCTIONS
CALL AGENT

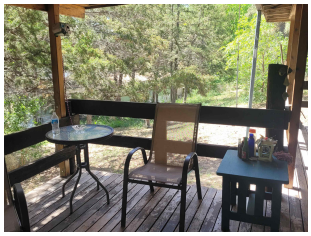
FINANCIAL

TAXES 241.14 **TAX YEAR** 2021

REMARKS

Remarks Cozy 2 bedroom home at Otter Creek. Nestled into the trees and shade, a fisherman's dream vacation home! Or a great get-away for the weekend for fun & relaxation at Lake McConaughy. Open living room & kitchen area, two bedrooms & bath. This home is selling furnished! New roof, freshly painted inside, new toilet and new a/c window air unit. You will enjoy the covered patio with plenty of shade after a day in the sun. Leased lot $1200 annually, community well, year round use. Kristy Nerud, 308-778-7177

ADDITIONAL PICTURES



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.