

**ALL FIELDS DETAIL**

<b>MLS #</b>	31176	<b>LOT SIZE</b>	1/2-1
<b>Asking Price</b>	\$75,000	<b>RESIDENCE</b>	NO
<b>Status Comment</b>	New Price	<b>TYPE WATER</b>	OTHER
<b>Status</b>	ACTIVE	<b>SEWER</b>	OTHER
<b>Class</b>	LAND	<b>GAS</b>	NO
<b>Type</b>	LAKE	<b>ELECTRIC</b>	NO
	PROPERTY	<b>FLOOD ZONE</b>	NO
<b>Area</b>	LEWELLEN	<b>VACANT</b>	YES
<b>Address</b>	32 Albee's 2	<b>AUCTION</b>	NO
<b>City</b>	Lewellen		
<b>State</b>	NE		
<b>Zip</b>	69147		
<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>Agent</b>	Kristy Nerud	<b>Listing Office 1</b>	Jack Nerud Realty - OFF: 308-772-3244
<b>Sales Broker Compensation</b>	Variable	<b>Listing Date</b>	6/16/2022
<b>Legal</b>	Lots 30-32, Albee's 2nd Sub	<b>ELEMENTARY SCHOOL</b>	Garden
<b>SCHOOL DISTRICT</b>	Garde	<b>SQUARE FEET</b>	23700
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$80,000
<b>Update Date</b>	10/20/2022	<b>Status Date</b>	6/18/2022
<b>Hotsheet Date</b>	10/20/2022	<b>Price Date</b>	10/20/2022
<b>Input Date</b>	6/18/2022 8:38 PM	<b>Days On Market</b>	166
<b>Days On MLS</b>	164	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	4	<b>Input Date</b>	6/18/2022 8:38 PM
<b>Update Date</b>	10/20/2022 12:19 PM	<b>Video Count</b>	0

**FEATURES**

<b>LAND USE</b>	RECREATION	<b>ROAD FRONTAGE</b>	PRIVATE	<b>POSSESSION</b>	CLOSING	<b>WATER</b>	NONE
<b>TOPOGRAPHY</b>	GENTLY ROLLING	<b>ROAD SURFACE</b>	DIRT/CLAY	<b>GAS</b>	NONE	<b>TO SHOW</b>	CALL AGENT

**FINANCIAL**

<b>TAX YEAR</b>	2021	<b>TAXES</b>	312.44
-----------------	------	--------------	--------

**REMARKS**

**Remarks** Now is the chance to build your perfect home at Lake Mac! 23,700 square feet of land for your use. Located in the Albee's Subdivision which is year round living AND will allow manufactured homes. Two rows from the water front. Walk to the beach! Call or text Kristy Nerud at 308-778-7177 for more information.

**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.