

**ALL FIELDS DETAIL**



<b>MLS #</b>	24822	<b>LOT SIZE</b>	- 1/2 ACRE
<b>Asking Price</b>	\$60,000	<b>RESIDENCE</b>	NO
<b>Status</b>	ACTIVE	<b>TYPE WATER</b>	OTHER
<b>Class</b>	LAND	<b>SEWER</b>	OTHER
<b>Type</b>	LAKE PROPERTY	<b>GAS</b>	NO
<b>Area</b>	LEMOYNE	<b>ELECTRIC</b>	NO
<b>Address</b>	41 & 44 Sandy Beach Paradise	<b>FLOOD ZONE</b>	NO
		<b>VACANT</b>	YES
<b>City</b>	Lemoyne	<b>AUCTION</b>	NO
<b>State</b>	NE	<b>Marketing</b>	TWO corner
<b>Sale/Rent</b>	For Sale	<b>Comments</b>	lots combined
<b>IDX Include</b>	Y		for lake home.



**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>	7/17/2018
<b>Legal</b>	Lot 41 and Lot 44, Sandy Beach Paradise, 5 -15-39	<b>ELEMENTARY SCHOOL</b>	Prairie View
<b>SCHOOL DISTRICT</b>	Ogallala	<b>SQUARE FEET</b>	17000
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$60,000
<b>Update Date</b>	7/27/2018	<b>Status Date</b>	7/27/2018
<b>Hotsheet Date</b>	7/27/2018	<b>Price Date</b>	7/27/2018
<b>Input Date</b>	7/27/2018 6:10 PM	<b>Days On Market</b>	10
<b>Geocode Quality</b>	Manually Placed Pin	<b>Picture Count</b>	4
<b>Input Date</b>	7/27/2018 6:10 PM	<b>Update Date</b>	7/27/2018 6:10 PM

**FEATURES**

<b>LAND USE</b>	<b>DOCS ON FILE</b>	<b>GAS</b>	<b>LOT LOCATION</b>
OTHER	LEGAL DESCRIPTION	NONE	CORNER
<b>ROAD FRONTAGE</b>	PLAT MAP	<b>WATER</b>	<b>SIGN ON PROPERTY</b>
STATE HIGHWAY	TOPOGRAPHY MAP	NONE	YES
<b>ROAD SURFACE</b>	<b>POSSESSION</b>	<b>SEWER</b>	<b>TO SHOW</b>
GRAVEL	CLOSING	NONE	MAKE APPOINTMNT

**FINANCIAL**

<b>TAX YEAR</b> 2017	<b>TAXES</b> 130.24
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**REMARKS**

**Remarks** Can't find that special lake home? Well, then it's time to build one with YOUR specifications and needs. We have for sale, TWO combined hard to find lots in Sandy Beach Paradise Subdivision. These two lots are both coveted corner lots. There is a community well, underground telephone wiring and electric close by. Views of Lake McConaughy and boat ramp just across the highway. Plenty of room for your special Lake Home and a pole building to hold all of your lake toys.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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