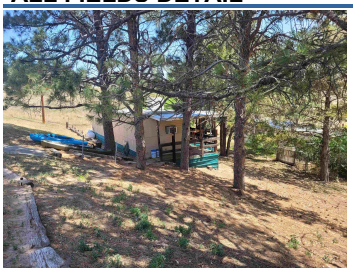
## ALL FIELDS DETAIL



| | | | |
|---|---|---|---|
| **MLS #** | 31178 | **BEDROOMS** | TWO |
| **Asking Price** | $49,500 | **TOTAL BATH** | ONE |
| **Status** | ACTIVE | **GARAGE CAPACITY** | NONE |
| **Class** | RESIDENTIAL | **GARAGE TYPE** | NONE |
| **Type** | SINGLE FAMILY | **STYLE** | MANUFACTU |
| **Area** | LEWELLEN | | RED |
| **Address** | 81 Otter Creek Lodge | **SQ. FT. ABOVE GROUND** | 0-800 |
| **City** | Lewellen | | |
| **State** | NE | **APPROX. AGE** | 61+ |
| **Zip** | 69147 | **BASEMENT** | NO |
| **Sale/Rent** | For Sale | **WATERFRONT** | LAKE |
| **IDX Include** | Y | **AUCTION** | NO |

## 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** | 10 |
| **Update Date** | 6/19/2022 | **Status Date** | 6/19/2022 |
| **Hotsheet Date** | 6/19/2022 | **Price Date** | 6/19/2022 |
| **Input Date** | 6/19/2022 2:33 PM | **Geocode Quality** | Manually Placed Pin |
| **Picture Count** | 10 | **Days On MLS** | 1 |
| **Input Date** | 6/19/2022 2:33 PM | **Update Date** | 6/19/2022 2:36 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

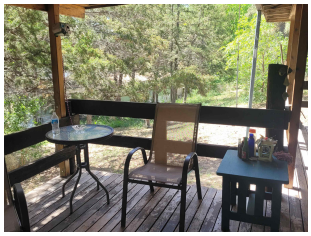
## FINANCIAL

**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.