

## LAKE MAC CLEAR CREEK ACREAGE



A great property on the West side of Lake Mac with a nice shop and apartment.

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$382,000</b>
<b>Location</b>	7 miles East of Lewellen, NE
<b>Legal Description</b>	TR in 33-16-41 1.00A. 1ABC-2-BC-AH----16STR(33 16 41)
<b>Acres</b>	1±
<b>Taxes - Estimated</b>	<b>\$3,361.18</b>

## Property Summary

Here is a wonderful Home, shop and rental apartment at the west of end of Lake McConaughy and adjacent to the 6000 acre Clear Creek Wildlife Management Area. The home is 1863 square feet with a 703 sq. foot basement. This is a very clean home.

There is one bedroom and 1.5 bathrooms upstairs and a non-conforming bedroom, three storage rooms and a bathroom downstairs. The house has electric heat and is supplemented with a pellet stove and has AC. The septic system is 3 years old. Pella windows with built in shades have been installed in the house. There is a very nice sunroom on the south side of the house overlooking Clear Creek WMA, with a covered deck outside just off the sunroom.

There is an outdoor shower, to save on the mess when the kids are coming in from the lake. The shop is 50X 80, and there is a 20 x 50 apartment inside the shop{ with 3 bedrooms and 1 bath}that the current owners have been renting out to hunters/boaters on the lake and it brought in\$6500in income last year without advertising! There is a huge storage space above the apartment located in the shop and also an outside dog kennel.

Clear Creek WMA has excellent waterfowl, turkey and deer hunting and some of the best catfish fishing{the only public fishing on the north platte river} in the area, and is open to the public. Wildlife frequently passes through the yard of this outstanding acreage.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

**SCOTT SAULTS**  
Associate Broker  
Scott's Cell: 308-289-1383  
Email: scott@lashleyland.com

# LOCATION MAP



**Boundary lines are estimates - Map for illustration only**

# AERIAL MAP



Boundary lines are estimates - Map for illustration only

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY IMAGES



# PROPERTY IMAGES



**SCOTT SAULTS**  
Associate Broker  
Scott's Cell: 308-289-1383  
Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY IMAGES



# PROPERTY IMAGES



**SCOTT SAULTS**  
Associate Broker  
Scott's Cell: 308-289-1383  
Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)



# PROPERTY IMAGES



# PROPERTY IMAGES



**SCOTT SAULTS**  
Associate Broker  
Scott's Cell: 308-289-1383  
Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY IMAGES





## THE LAND EXPERTS YOU CAN TRUST

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner|Broker

Scott Saults, Skip Marland, Jordan Maassen, April Good,  
Mahaila Botts, Steve Farris, Don Hampton, Jon Farley,  
Bryan North, Tami Timmerman-Lashley, Liz Skov and Amy Johnston

Like us on Facebook

[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

## SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)