

LEWELLEN MAN CAVE OR HUNTING LODGE



A historical building in downtown Lewellen, NE with unlimited potential.

JORDAN MAASSEN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$65,000
Location	304 Main Street, Lewellen, NE
Legal Description	Lot 12, 13 & 14 Block 3 Original Town Lewellen, Nebraska
Taxes - Estimated	\$522.34

Property Summary

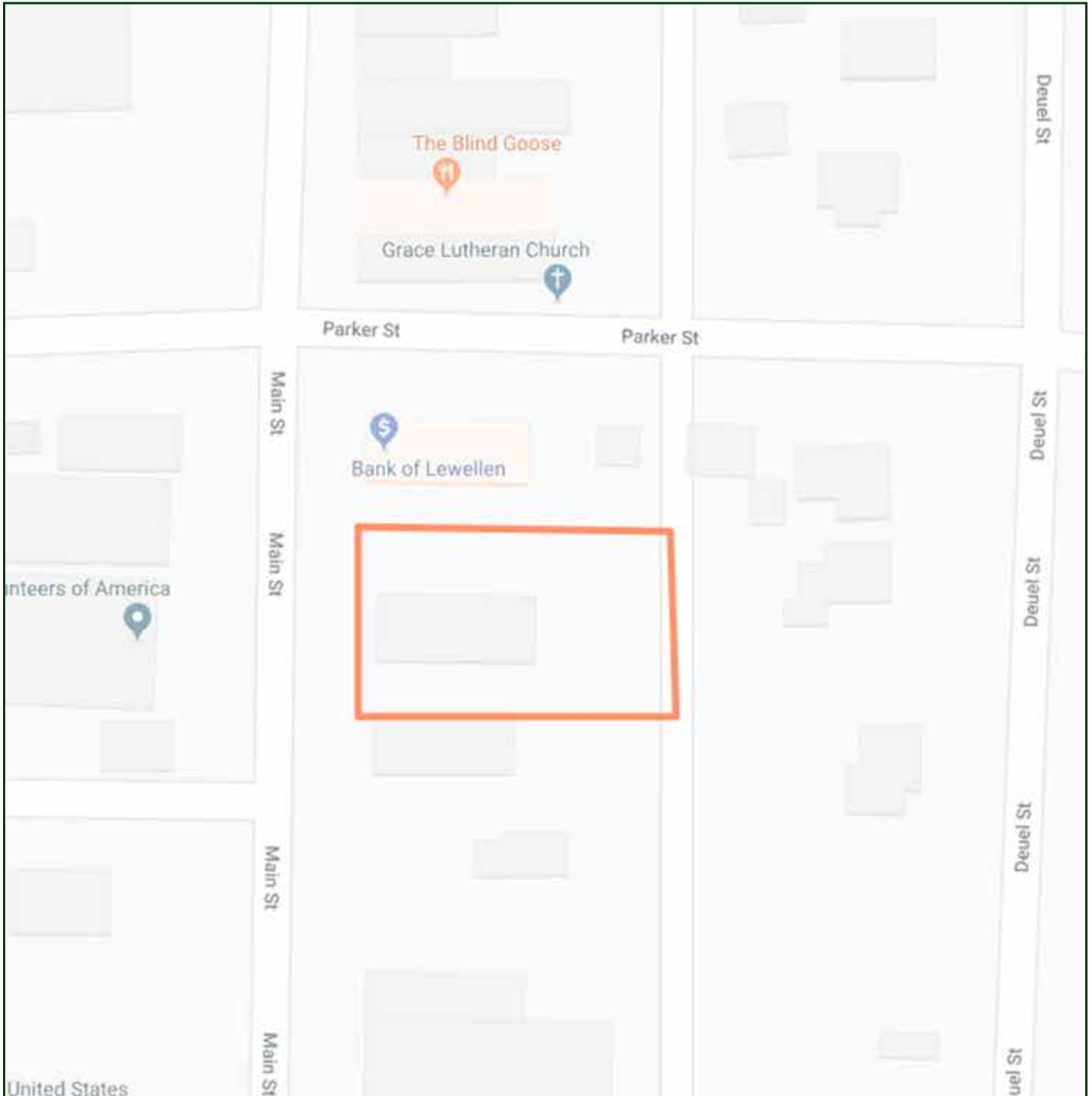
Lewellen Man Cave or Hunting Lodge, formerly known as the 17 Ranch Winery Tasting Room and Winery, is ready for you and has unlimited potential. Located in downtown Lewellen, Nebraska this building has great location and easy visibility off of Main Street. This property is just minutes from Lake McConaughy!!! Real estate includes the main building and lot as well as 2 extra lots giving ample room on both sides of the property. The lots have had an underground sprinkler system installed.

The main entrance to the building opens up into a large gathering area that could be perfect for future office space, or an excellent entertainment area fully equipped with a custom bar area. The property features 2 bathrooms and one of them is furnished with a shower! The back half of the building features metal sheeting lined walls, floor drain, bathroom and several sinks and prep areas. This portion of the building in the past was used as the winery for 17 Ranch. The rear room also has a large overhead door for easy in and out of vehicles and any other “toys” you may have. This building is well suited for “Man Cave” potential or would be perfect for the hunters to come back to after a long day in the field. The floor drain and water access make this building an excellent spot for cleaning wild game or fish after a relaxing day on Lake McConaughy or hunting many of the public land offerings in the area. Don't miss out on this awesome opportunity to own a piece of Historic Lewellen, Nebraska!

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.

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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THE LAND EXPERTS YOU CAN TRUST

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