



## 409 LEMOYNE ROAD LEMOYNE, NE



A concrete floor building located just minutes from Lake Mac.

**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

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# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$285,000</b>
<b>Location</b>	409 Lemoyne Rd., Lemoyne, NE
<b>Legal Description</b>	TBD
<b>Taxes - Estimated</b>	<b>\$797.46</b>

## Property Summary

LOCATION LOCATION LOCATION!! This 32X52 concrete floor building is located just minutes from Admirals Cove landing. It's blacktop road all the way to the boat ramp so you won't get your boat or toys dirty before you hit the water!

There is the Cove Restaurant and Lounge, hotel rooms, RV hookups, primitive camping, and a convenience store all less than 3 minutes away. The convenience store carries everything from bait to beer, or anything you may have forgotten for your camping excursion!

Tired of paying storage for all of your toys! This building would be perfect for storing a camper, jet skis, and other water toys! This building has tandem parking with access on each end. You can pull straight through and out or however you want to do it.

The building has 6' chain length fence, with barbed wire on the top, and all around the sides to keep deer out of the grass, and people away from the windows, so they can't see your toys!

It has electricity, heat, 220V plugs for a welder, underground sprinklers on the North side. The sprinklers on the South and two of the hydrants just need to be fixed.

There is not a more convenient place to have fun in the sun and hit the water to fish, jet ski, or relax!

This won't last Long! Don't miss your opportunity! Call to set up your tour of this incredible building minutes from everything you need to have fun at Lake Mac!

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.

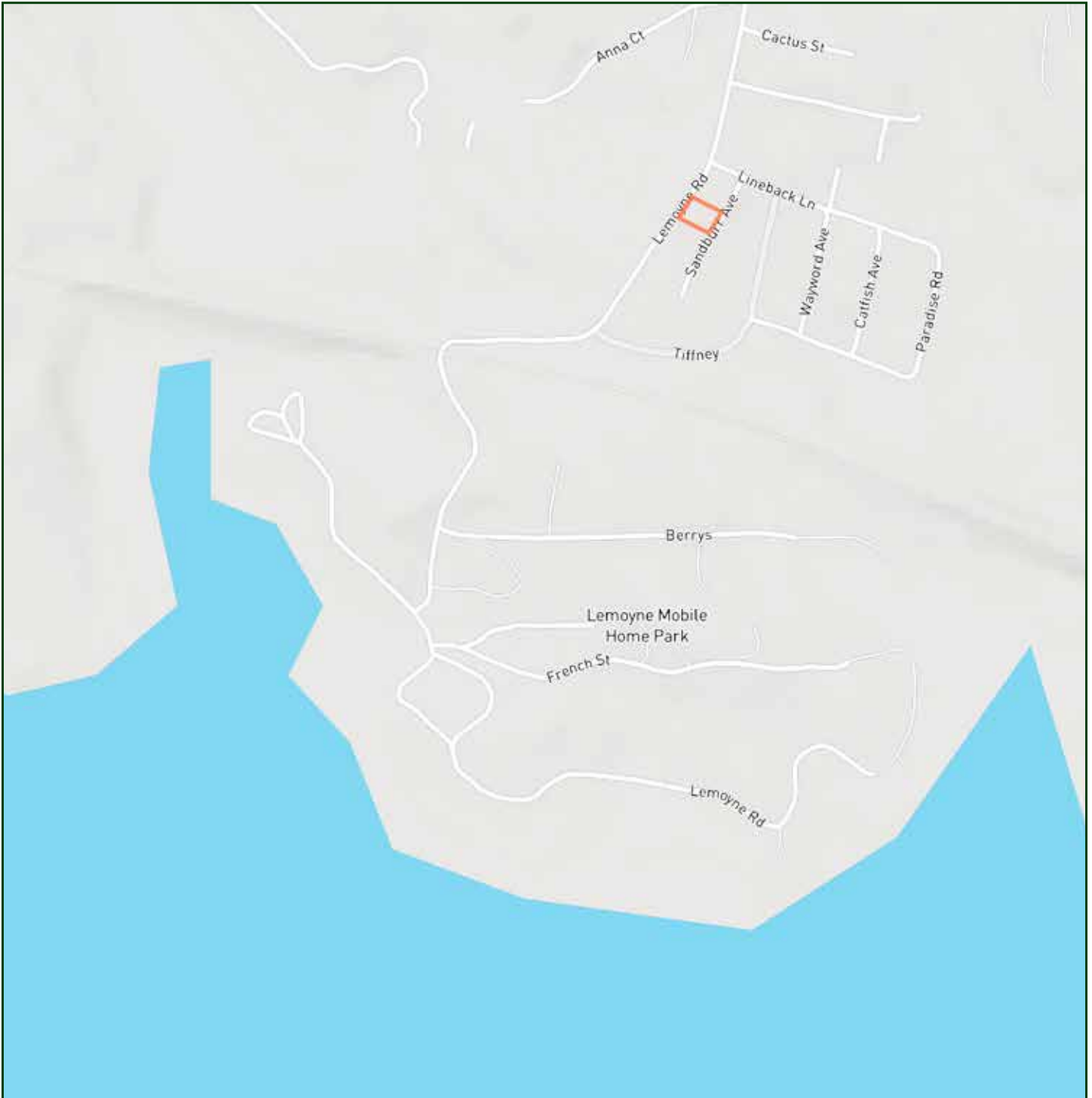
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



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# PROPERTY IMAGES



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# PROPERTY IMAGES





## THE REAL ESTATE EXPERTS YOU CAN TRUST

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