



Address:	118 Pelican Roost, Brule, NE 69127					Price:	\$450,000
Legal Description:	LOTS 16, 17, 18, & 19 BLK 1 PELICAN ROOST 3, BRULE, KEITH COUNTY, NEBRASKA						
Bedrooms:	2	Bathrooms:	3	Style:	1.5 Story	Age:	2004
Total Sq Ft:	2,328	Main Level	1,062	Upper Level	258	Lower Level	1,008

Room	Dimensions	Level	Appliances		Other Information	
Living Room	24'10 x 22'9	M	A/C	Central	Finish Basement	100%
Family Room	21'10 x 22'10	L	Heat Type	Electric	Patio	45'x40'
Kitchen	15'5 x 9'6	M	Fireplace	2 Wood	Deck	41'x10'
			Refrigerator	Yes	Garage Size	N/A
Paint Studio	14'11 x 6'11	L	Dishwasher	Yes	Garage Type	N/A
			Disposal	Yes	Garage Openers	N/A
Utility Room	Under Stairs	L	Range	Yes	Roof Type	Shingle
			Range Vent	N/A	Roof Age	
Bedroom 1	15'5 x 7'11	M	Oven	Yes	Exterior Type	Wood
Bed 2 (Loft)	13'4 x 15'2	U	Microwave	Yes	Sprinkler System	N/A
			Washer	Yes (Stackable)	Windows	
Bath 1	6'11 x 6'4	M	Dryer	Yes (Stackable)	Doors	
Bath 2	8'11 x 7'2	U	Water Heat.	Electric	Window Coverings	
Bath 3	8'4 x 5'11	L	Water Soft.	N/A	Taxes (including additional Parcel)	\$3,271
			RO System	N/A	Avg. Utility	
			Smoke Det.	Yes	Lot Size *Approx*	4 Acres

**Remarks:** Experience a one-of-a-kind retreat with this stunning replica of the Norman Rockwell Studio. Nestled on 4 expansive acres, this home perfectly captures the warmth and character of Lake McConaughy, featuring soaring ceilings and a wealth of beautiful natural wood floors and walls throughout. The interior glow is matched only by the breathtaking lake views visible from the property. With approximately 4 acres of land, you have a massive canvas to work with—offering more than enough room to add a large garage or a custom shop building. This isn't just a home; it's a work of art.

Owner:	Prairie Wind Land Co.	Occupied:	Vacant	Agent's Cell:	308-289-4392
Key:	Lockbox on Deck	Listing Agent:	Zach Fuller	Listing Date:	5/6/26