



202 East 3<sup>rd</sup> St.  
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# FULLER & ASSOCIATES REALTY LLC

"We make it happen... You make it home!"

*Information believed to be accurate, but not guaranteed*



**Address:** 23 Otter Creek Lodge , Lewellen, NE 69147  
**Legal Description:** 1973 Magnolia 14 x 66 (IOLL) Lot 23 Otter Creek Lodge

**Price:** **\$42,000.**  
**REDUCED**

**Bedrooms:** 2      **Baths:** 1      **Style:** Manufactured      **Age:** 1973  
**Total Sq. Ft.**      **Main Level:** 924      **Upper Level:**      **Lower Level:**

\*Square footage amounts based on Keith County Assessor's Property cards and have not been verified by Realtor. There is no guarantee of accuracy and all measurements should be verified by buyer prior to purchasing.

Room:	Dimensions:	Level:	Appliances:		Other Info:
Living Room:	15'6" x 14'	M	A/C:	Central <u>Not working.</u>	% Fin. Basement:
Dining Room:	8'.5" x 14'	M	Heat:	Propane F/A	Porch: 6 x 8
Kitchen:	9'.4 " x 14'	M	Wood burning:	Yes	Patio:
Breakfast:			Refrigerator:	Yes	Deck :covered, L shaped
Sunroom:			Dishwasher:	Yes	Garage: -----
Utility Room:	Hook-ups	M	Disposal:	-----	Garage Type:
Bedroom 1:	14' x 10'6	M	Range:	Yes	Garage Opener:
Bedroom 2:	10'.6" x 7'	M	Range Hood:	Yes	Roof: Flat
Bedroom 3:			Oven:	Yes	Exterior: Aluminum
Bedroom 4:			Microwave:	Yes	UGS:
Bedroom 5:			Carpeting:	Yes	Windows: yes
			Curtains:	Blinds	Doors: Yes
			Washer:	-----	Taxes: 239.78
Bath 1:	8' x 8'	M	Dryer:	-----	Avg. Util. (Gas):
Bath 2:			Smoke Det.	Yes	Avg. Util. (Elec):
Bath 3:			Water Heater:	Gas	Lot Size: Leased lot
Shed			Carbon monoxide:	Yes	Zoning: SF
			Septic:	2015	

**Remarks:** This 2 bdrm. 1 bath manufactured home sits on a LEASED LOT at Otter Creek Lodge Lease is \$875.00 yr. (includes water, trash ,road maintenance.) This home has laminated wood flooring in the kitchen, dining, living room & hallway, carpet in both bedrooms. and tile in bath. Has a wood burning stove, forced air furnace, central air **does not work** . A privacy fence around a portion of the property for your boat and plenty room to bring lake toys and family! Has a 10' x 12' storage shed with a roll-up door. Has a nice relaxing deck. This property has a community well, private septic system. Home is turn key furnished and ready for a new owner. This is Seasonal living.

May be used as a seasonal or Permanent full time living. Hwy 92 #12 Cedar Vue turn off, South across RR tracks, first left to #23. Property sold in an "As Is" condition.

**Owner:** Scofield, Ashlen Godbey

<b>Occupied:</b> NO	<b>Renter:</b>	<b>Phone:</b> 308.289.2296
<b>Key:</b> LB	<b>Listing Agent:</b> Cheri Frosh	<b>Listing Date:</b> 03.29.18