



|                           |                                                                                  |                   |            |                    |                        |                    |                  |
|---------------------------|----------------------------------------------------------------------------------|-------------------|------------|--------------------|------------------------|--------------------|------------------|
| <b>Address:</b>           | <b>4 Kingsley Dam Resort</b>                                                     |                   |            |                    |                        | <b>Price:</b>      | <b>59,000.00</b> |
| <b>Legal Description:</b> | 1978 Schult 14 x 61 (IOLL) Lot 4 Kingsley Dam Resort, Ogallala, Keith County, NE |                   |            |                    |                        |                    |                  |
| <b>Bedrooms:</b>          | <b>2</b>                                                                         | <b>Bathrooms:</b> | <b>1.5</b> | <b>Style:</b>      | <b>100% Singlewide</b> | <b>Age:</b>        | <b>1978</b>      |
| <b>Total Sq Ft:</b>       | <b>854</b>                                                                       | <b>Main Level</b> | <b>854</b> | <b>Upper Level</b> |                        | <b>Lower Level</b> |                  |

Measurements are approximate, buyer is to verify

| Room                                                                                                                                                                                                                                                                                                                                                                                                          | Dimensions          | Level | Appliances            |                        | Other Information     |                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------|-----------------------|------------------------|-----------------------|---------------------|
| Living Room                                                                                                                                                                                                                                                                                                                                                                                                   | 14.9 x 12.9         | M     | A/C                   | 3 Window               | Finish Basement %     |                     |
| Family Room                                                                                                                                                                                                                                                                                                                                                                                                   |                     |       | Heat Type             | Propane FA             | Porch                 | Yes                 |
| Kitchen                                                                                                                                                                                                                                                                                                                                                                                                       | 12 x 13             | M     | Fireplace             |                        | Deck                  |                     |
| Breakfast                                                                                                                                                                                                                                                                                                                                                                                                     | Pt of Kitchen       | M     | Refrigerator          | Yes                    | Grass Patio           | Yes                 |
| Dining Room                                                                                                                                                                                                                                                                                                                                                                                                   |                     |       | Dishwasher            |                        | Garage Type           |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                               |                     |       | Disposal              | Yes                    | Garage Openers        |                     |
| Utility Room                                                                                                                                                                                                                                                                                                                                                                                                  | 4 x 2.6             | M     | Range                 | Yes                    | Roof Type             | Alumn               |
|                                                                                                                                                                                                                                                                                                                                                                                                               |                     |       | Range Vent            | Yes                    | Roof Age Tarred 3 yrs |                     |
| Bedroom 1                                                                                                                                                                                                                                                                                                                                                                                                     | 12 x 13             | M     | Oven                  | Yes                    | Exterior Type         | Alumn               |
| Bedroom 2                                                                                                                                                                                                                                                                                                                                                                                                     | 11 x 13             | M     | Microwave             | Yes                    | Sprinkler System      |                     |
| Bedroom 3                                                                                                                                                                                                                                                                                                                                                                                                     |                     |       | Washer                |                        | Windows               | Alumn               |
| Bedroom 4                                                                                                                                                                                                                                                                                                                                                                                                     |                     |       | Dryer                 |                        | Doors                 | FG                  |
|                                                                                                                                                                                                                                                                                                                                                                                                               |                     |       | Water Heat.           | Yes                    | Window Coverings      | Yes                 |
| Bath 1                                                                                                                                                                                                                                                                                                                                                                                                        | 7 x 7               | M     | Water Soft.           |                        | Taxes                 | 345.52              |
| Bath 2                                                                                                                                                                                                                                                                                                                                                                                                        | 2.6 x 7.4           | M     | RO System             |                        | Avg. Utility - Elec   | \$30                |
| Bath 3                                                                                                                                                                                                                                                                                                                                                                                                        |                     |       | Smoke Det.            | Yes                    | Avg. Utility- Pro     | \$30                |
|                                                                                                                                                                                                                                                                                                                                                                                                               |                     |       | CO Detect.            |                        | Lot Size              | Lease               |
| <b>Remarks:</b> Well maintained mobile home with good location and view of Lake McConaughy. Nicely painted with 2 separated bedrooms and 1 ½ bath in master and other bathroom has large full bath with shower. All furniture, pots and pans, and bedding stay with mobile home. Utilities are metered for electric and propane cost monthly and water, sewer and lot lease is paid annually \$2500 per year. |                     |       |                       |                        |                       |                     |
| <b>Owner:</b>                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Giesenhausen</b> |       | <b>Occupied:</b>      | <b>Partial</b>         | <b>Agent's Cell:</b>  | <b>308-464-1122</b> |
| <b>Key:</b>                                                                                                                                                                                                                                                                                                                                                                                                   | <b>LB</b>           |       | <b>Listing Agent:</b> | <b>Roger C. Rankin</b> | <b>Listing Date:</b>  | <b>7/19/25</b>      |