

# EAGLE CANYON HIDEAWAY CAMPGROUND



## FOR SALE

### PROPERTY & BUSINESS

# \$1,320,000

This beautiful campground offers 30 RV/camper spaces (w/ electrical, water & sewer hookups), 8 cabins (w/ kitchenette & bathroom), 8 sleeper cabins, a swimming pool, sand volleyball court, and a full-service general store with kitchen & dining area. There are also two single family homes located near the campground that could be used for more rentals or manager/owners' residences.

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**Zach Fuller, Agent**

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202 E 3<sup>rd</sup> St, Ogallala, NE

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## The Cabins

The **Sleeper Cabins** are one room log cabins that can sleep up to 4 guests. Each cabin has one full-size bed and one set of twin-size bunkbeds. These cabins have electricity and heat/AC. Outside each cabin has a porch swing, fire pit, and small charcoal grill. There are 8 Sleeper Cabins on the property. (See picture right)

The **Full-size Cabins** are 6 cabins that sleep anywhere from 6-8 guests. They each have a bedroom or bedrooms, a kitchenette, a bathroom, electricity, & heat/AC.

### - **Butterfly:**

- This quaint little 1 bedroom cabin can sleep up to 6 guests. It has a bunk bed and full-size bed in the bedroom. In the main room there is a futon or couch that folds into a full-size bed.



### - **Turkey Cottage:**

- The Turkey Cottage is a cozy 2-bedroom cabin that sleeps up to 8 guests. The first bedroom has a queen-sized bed, the second bedroom has a full-size bed and in the main room there is a futon and a couch that both fold into full-size beds.

### - **Lily Pad:**

- This quaint little 1-bedroom cabin can sleep up to 6 guests. It has a bunk bed and full-size bed in the bedroom. In the main room there is a futon or couch that folds into a full-size bed.



### - **Turtle Den:**

- This quaint little 1 bedroom cabin can sleep up to 6 guests. It has a bunk bed and full-size bed in the bedroom. In the main room there is a futon or couch that folds into a full-size bed.



### **Angler Cabin:**

- The Angler cabin is a fully furnished knotty pine cabin that sleeps up to 6 guests. There is one bedroom with a queen-sized bed, an upstairs sleeping loft with a full-sized bed and the main room has a futon that folds into a full-size bed.

### **Eagle Log Cabin:**

- The Eagle cabin is an authentic log cabin. The cabin is fully furnished and sleeps up to 5 guests. The cabin has 1 bedroom with a full-size bed, along with a futon that folds into a full-size bed and an oversized armchair that folds into a twin-size bed in the living room.

### **Bear Log Cabin:**

- The Bear Cabin is an authentic log cabin as well. The cabin is fully furnished and sleeps up to 5 guests. The cabin has 1 bedroom with a full-size bed, along with a futon that folds into a full-size bed and an oversized armchair that folds into a twin-size bed in the living room.

### **Moose Cottage:**

- The Moose Cottage is the largest cabin, it is a three bedroom fully furnished house that sleeps up to 12 guests. It has one queen-size bed and twin bunkbeds in the first room, a full-size bed in the second bedroom and two twin-size beds in the third bedroom. There are 2 sofas that fold into full-size beds in the living room. This cabin has a full kitchen, bathroom, and also has a private Rec-Room perfect for group gatherings.

### **Other Cabins:**

- There are also 2 other cabins on the property that are owned by other individuals, they pay an annual lot rent to the park and all of the bookings for those cabins are split 50/50 with the cabin owners and the park owner. (They are the Whitetail Cabin & the Timberwolf)

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## General Store

A full-service General Store has so many amenities that it offers to guests, including a full convenience store with food & drinks, ice, fishing supplies, souvenirs, and other household items. There is also a kitchen, dining room, coin operated laundromat, housekeeping room, manager's office, and plenty of other storage rooms to help operate the property.



## RV/Camper Sites

30 spaces with 30 & 50 Amp electrical hookups and water/sewer hookups



## Other Amenities

### Swimming Pool

Fenced in 2,300 cubic foot pool



### Playground

### 4 Tent sites

### Sand Volleyball Court

### Bath House

8 separate bathrooms (6 have showers)



### Game Cleaning Station



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## Other Details

Property has 3 Wells:

The main well is 140' and pumps 60 gallons/min

The backup well is 120' and pumps 18 gallons/min

The 3<sup>rd</sup> well is located at Moose Cottage property

There are 3 Septic tanks for the property (one does service some of the adjacent houses). A few adjacent houses also get water from the property, and they do pay an annual fee to the campground for the water services.

Beach is located just a few miles away from the campground and Van's Lakeview is just a short drive away for boat launching.

Many of the cabins were damaged by a storm in May of 2024, because of this insurance will be replacing many of the roofs, gutters, installing new siding and/or painting exteriors.

Almost all the equipment, inventory, furniture, appliances, will transfer to new ownership.

Profit & Loss Statements can be supplied to interested parties upon request. They are also taking bookings for 2025 now, so there will also be some projected income numbers available to potential buyers.



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202 East 3rd Street  
Ogallala, NE 69153  
Call: 308.284.2100  
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*"We make it happen... You make it home!"*

*Information believed to be accurate, but not guaranteed*



**Address: 1 Eagle Canyon E4, Brule, NE 69127**

**Legal Description: Lots 1 & 12 Eagle Canyon East 4, Brule, Keith County, Nebraska**

**Bedrooms: 3**

**Baths: 1**

**Style: Doublewide**

**Age: 1978**

**Total Sq. Ft.: 864**

**Main Level: 864**

**Upper Level: N/A**

**Lower Level: N/A**

Square footage based on Keith County Assessor's website and has not been verified by Realtor. Buyers are advised to verify all measurements to guarantee accuracy.

Room	Dimensions	Level	Appliances		Other Info:	
Living Room	11'11 x 13'	M	A/C	Central	Finished Basement	N/A
			Heat	Propane	Porch Enclosed front	N/A
Kitchen	19' x 10'6	M	Fire Place	N/A	Patio	N/A
			Refrigerator	Yes	Deck	2 decks (228 sq ft & 140 sq ft)
			Dishwasher	Yes	Garage	Detached 768 sq ft
			Disposal	No	Garage Type	Two-car 32' x 24'
Bedroom 1	8'0 x 11'1	M	Range	Yes	Utility Building	30' x 48'
Bedroom 2	11'4 x 11'7	M	Range Vent	Fan	Smaller Utility Bld	18' x 20'
Bedroom 3	7'2 x 10'11	M	Oven	Yes	Exterior	Wood Siding
			Microwave	Yes	Sprinklers	
			Carpet	Yes	Windows	
Bath 1	7'11 x 7'11	M	Window Coverings	Yes	Doors	
			Washer	Hookups	Taxes (2023)	\$1,851.04
			Dryer	Hookups	Avg. Utility	
			Smoke Det.	Yes	Avg. Utility	
			Water Heater	Yes	Lot Size	1.98 Acres
Remarks:	This house sits across the road from the main campground and has a large utility building that serves as a maintenance building for the campground. The detached garage has also been renovated into a rec room that offers renters a place for entertainment. Could also be used as a Owner's residence to give a little more privacy from campers!					
Owner: Plano Six, LLC	Occupied: Rented		Agent's Cell: 308-289-4392			
Key : Call for Showings	Listing Agent: Zach Fuller		Listing Date: 10/1/24			



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**Address: 1086 Lakeview West Road, Brule, NE 69127**

**Legal Description: Lot 1 Newton's Adm Replat #2, Brule, Keith County, Nebraska**

**Bedrooms: 3**

**Baths: 2**

**Style: Singlewide**

**Age: 2019**

**Total Sq. Ft.: 1,140**

**Main Level: 1,140**

**Upper Level: N/A**

**Lower Level: N/A**

Square footage based on Keith County Assessor's website and has not been verified by Realtor. Buyers are advised to verify all measurements to guarantee accuracy.

Room	Dimensions	Level	Appliances		Other Info:	
Living Room	14'1 x 13'8	M	A/C	Central	Finished Basement	N/A
Dining Room	6'3 x 9'1	M	Heat	Propane	Porch Enclosed front	N/A
Kitchen	16'2 x 7'10	M	Fire Place		Patio	N/A
			Refrigerator	Yes	Deck (covered)	18' x 8'
			Dishwasher	Yes	Garage	N/A
			Disposal	Yes	Garage Type	N/A
Master Bedroom	12'4 x 14'1	M	Range	Yes	Garage Opener	N/A
Bedroom 2	14'1 x 8'9	M	Range Vent	No	Roof	New 2024
Bedroom 3	10'6 x 8'11	M	Oven	Yes	Exterior	Cement Fiber Siding
			Microwave	Yes	Sprinklers	No
Master Bath	9'4 x 5'0	M	Carpet	Yes	Windows	
Master Closet	4'11 x 3'8	M	Window Coverings	Yes	Doors	
Bath 2	7'5 x 4'11	M	Washer	Hookups	Taxes (2023)	\$1,039.38
			Dryer	Hookups	Avg. Utility	
			Smoke Det.	Yes	Avg. Utility	
			Water Heater	Yes	Lot Size	0.69 Acre
Remarks:	This singlewide is perfect for a Manager's residence or can be used as another cabin for guests! New in 2019 and roof will be new in 2024.					
Owner: Plano Six, LLC			Occupied: Yes		Agent's Cell: 308-289-4392	
Key : Call for showings			Listing Agent: Zach Fuller		Listing Date: 10/1/24	