

# **FULLER & ASSOCIATES REALTY, LLC**

## **Commercial Property**



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Information believed to be accurate, but not guaranteed



**FOR SALE**  
**REDUCED-----\$395,000.00**

**ADDRESS: 1290 Hwy 92 West, Lewellen, NE 69147**

**LEGAL:- LOT 1- ( Should be Lot 1) GAYLORD'S REPLAT 6.96A (5-15-40) ID:201900100**

The MESA VIEW LODGE is located next to Lake McConaughy, 24 miles Northwest of Ogallala, NE, "Nebraska's Cowboy Capital", and located 12 miles East of Lewellen, NE. Mesa View Lodge is adjacent to Otter Creek. This Lot features 6.96 acres of a Lodge, motel and possible camp area with 16 spaces previously planned and the Lodge Building with restaurant style kitchen, large screen TV'S, two Bars, Pool Table, Lounge area, Beer garden ( 780 sq .ft. cobblestone patio ). All the personal property and appliances in the Mesa View Lodge stay with the Buyer. The Lodge is 55' x 64', a Steel building seating 60 with 15' x 24' additional storage. Lodge has fully equipped kitchen with propane heating and central air.

The MESA VIEW MOTEL is a 10 room Motel on the premises for guests. Rooms are approximately 12 x 24 plus public laundromat and maids quarters. Motel is all electric and has separate heaters, air conditioning and hot water heaters. All rooms offer, either 2 queen sized beds or 1 king size bed with full size refrigerators, 32" flat screen TV's and full bath. There are three cooking units with over 2500 sq ft cobblestone patios with BBQ gas and charcoal grills and fire pits. Many of the items are in storage by the owner.

The Mesa View Lodge and Motel are owned by Bruce & Pam Gaylord who have operated the total facility for many years. Many happy guests are still calling to make reservations. The property has been vacant for a year and needs some repair. According to the owners --"There is ample electric capacity, septic systems consisting of 4 septic tanks for motel with 100' leach fields, a 1000 gallon tank for lodge with 100' leach field. a 250' well with a 2 HP pump that was new in 2016 and services the whole 12.52 Acre property. This Subject property is one lot of three that make up the total acreage. Other lots contain a Single Family Home and a Commercial storage building. Well Agreement necessary from Lot 3. There is detailed information available from the owners and they would coach a new owner on the entire operation if requested.

This Property can also be purchased along with Lot 2 (Commercial Shop) & Lot 3 (House) for a combined price of \$795,000.

**Listing Agents: Roger C. Rankin – 308-464-1122 & Zach Fuller – 308-289-4392**