



LAKE MCCONAUGHY DEVELOPMENT LAND



A prime development opportunity north of Martin Bay.

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PROPERTY HIGHLIGHTS

List Price

~~\$525,000~~

\$495,000

Location

North of Martin Bay at Lake McConaughy

Legal Description

TR (TRACT A) IN N1/2 20-15-38 48.94A. 1A-O---16 STR (20-15-38)

Acres

50±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated

\$2,924.34

Property Summary

Attention developers! Here is a prime development area located in the busy Lake McConaughy corridor just north of Martin Bay. With many varieties of residential neighborhoods and businesses in the area, this land commands your attention. There is an access easement on the west side from both the north and south with high ground that is perfectly flat for development without much dirt work needed.

The land is deeded and most of the leg work is already completed, call today for your private showing!

Agent Note: Electricity is on site.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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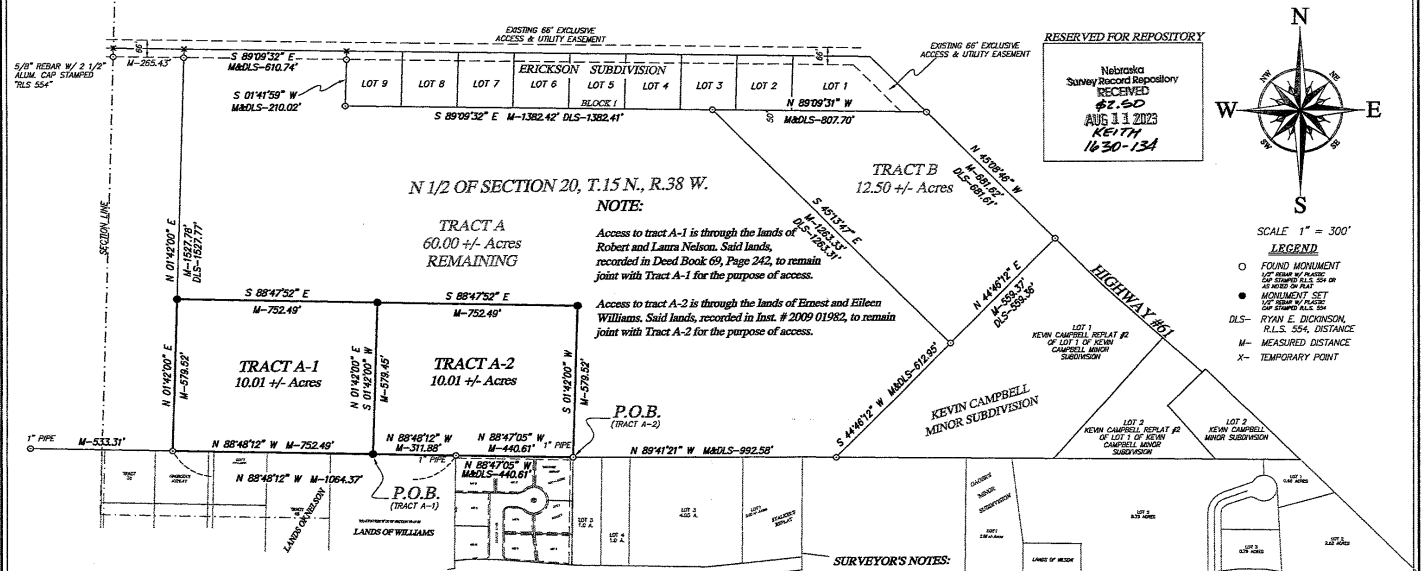
Shane's Cell: 308-660-5672

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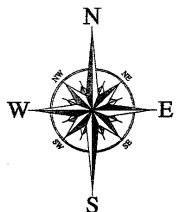
SURVEY

PROJECT NO. 23-138

A SURVEY PLAT OF 2 TRACTS LOCATED IN THE N 1/2 OF SECTION 20, T.15 N., R.38 W. OF THE 6th P.M., KEITH COUNTY, NEBRASKA



RESERVED FOR REPOSITORY
Nebraska
Survey Record Repository
RECEIVED
AUG 11 2023
KEITH
1630-134



NOTE:
Access to tract A-1 is through the lands of Robert and Laura Nelson. Said lands, recorded in Deed Book 69, Page 242, to remain joint with Tract A-1 for the purpose of access.
Access to tract A-2 is through the lands of Ernest and Eileen Williams. Said lands, recorded in Inst. # 2009 01982, to remain joint with Tract A-2 for the purpose of access.

LEGAL DESCRIPTION FOR TRACT A-1
A tract of land located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska, being more particularly described as follows:
Commencing at SW corner of Lot 1, Kevin Campbell Replat #2 of Lot 1 of Kevin Campbell Minor Subdivision, located in the NW 1/4 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska; thence N 89°41'21" W 992.58 feet to the NE corner of Lot 1, Block 1, Williams' Replat; thence N 88°47'05" W 440.61 feet to the NW corner of Lot 3, Sandhill Acres Subdivision; thence N 88°48'12" W 311.88 feet to the Point of Beginning; thence N 88°48'12" W 752.49 feet to the SW corner of Tract A surveyed by Ryan E. Dickinson dated November 2021; thence N 01°42'00" E 579.52 feet; thence S 88°47'52" E 752.49 feet; thence S 01°42'00" W 579.42 feet to the Point of Beginning, containing 10.01 acres, more or less.

LEGAL DESCRIPTION FOR TRACT A-2
A tract of land located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska, being more particularly described as follows:
Commencing at SW corner of Lot 1, Kevin Campbell Replat #2 of Lot 1 of Kevin Campbell Minor Subdivision, located in the NW 1/4 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska; thence N 89°41'21" W 992.58 feet to the NE corner of Lot 1, Block 1, Williams' Replat, also being the Point of Beginning; thence N 88°47'05" W 440.61 feet to the NW corner of Lot 3, Sandhill Acres Subdivision; thence N 88°48'12" W 311.88 feet; thence N 01°42'00" E 579.45 feet; thence S 88°47'52" E 752.49 feet; thence S 01°42'00" W 579.52 feet to the Point of Beginning, containing 10.01 acres, more or less.

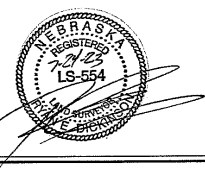
SURVEYOR'S NOTES:
This survey was set forth by Robert Bossert to survey 2 tracts of land located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska.
In the initial research I found 5 surveys by Ryan E. Dickinson, RLS 554, dated April 5, 2019, December 6, 2019, July 20, 2020, February 24, 2021, April 15, 2021 and November 2021.
In the commencement of the field work I found existing property corners as referenced in the Dickinson surveys. Then I set the new property corners for this tract as per the clients' request.
The basis of the bearings for this plat was arrived by GPS solutions.
A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

SURVEYOR'S CERTIFICATE
I, Ryan E. Dickinson, Nebraska Registered Land Surveyor No. 554, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.
Ryan E. Dickinson
Nebraska Registered Land Surveyor
Registration No. 554



Dickinson Land Surveyors, Inc.
Nebraska and Colorado Certified
302 Diamond Springs Trail, Ogallala, Nebraska 69153
Office: 308-284-8440 www.dickinsonlandsurveyors.com

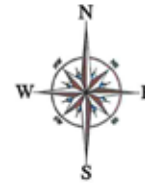
CLIENT: ROBERT BOSSERT
DATE OF SURVEY: 17 JULY 2023
PAGE 1 OF 1 PROJECT # 23-138



SURVEY

A SURVEY PLAT OF A TRACT OF LAND & AN ACCESS EASEMENT, ALL LOCATED IN THE N 1/2 OF SECTION 20, T.15 N., R.38 W. OF THE 6th P.M., KEITH COUNTY, NEBRASKA

PROJECT NO. 25-212



SCALE 1" = 200'

LEGEND

- FOUND MONUMENT
1/2" REBAR W/ ORANGE P.C. STAMPED "DICKINSON PLS 554" UNLESS NOTED OTHERWISE
- SET MONUMENT
1/2" REBAR W/ ORANGE P.C. STAMPED "DICKINSON PLS 554"
- DLS- RYAN E. DICKINSON
P.L.S. 554 DISTANCE
- M- MEASURED DISTANCE
- X- TEMPORARY POINT
- - - FENCE LINE
- - - SECTION LINE
- - - EXISTING 66' EXCLUSIVE ACCESS & UTILITY EASEMENT LINE

RESERVED FOR REPOSITORY

Nebraska
Survey Record Repository
RECEIVED
PLS. 554
JAN 05 2026
KEITH
1754-0416

SURVEYOR'S NOTES:

This survey was set forth by Stephanie Bossert to survey a tract of land and an Access Easement all located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska.

In the initial research I found surveys by Ryan E. Dickinson, P.L.S. 554, dated July 2023 and October 2021.

In the commencement of field work I found the corners as shown on this plat. Thus, per the client's wishes, I set the property corners to conclude the survey.

The basis of bearing for this plat was arrived by GPS solutions.

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

The easement shown and described herein is proposed. This easement is not conveyed nor created by virtue of this plat; a deed will need to be executed by the current owner to convey this right.

Only the record documents acted herein were provided to or discovered by surveyor. No abstract, current title commitment, nor other record title documentation were provided to surveyor.

Prior to any site excavations, contact the utility companies for location of their lines. Contact Nebraska 811 at 800-331-5666 prior to excavation.

LEGAL DESCRIPTION FOR TRACT A-3:

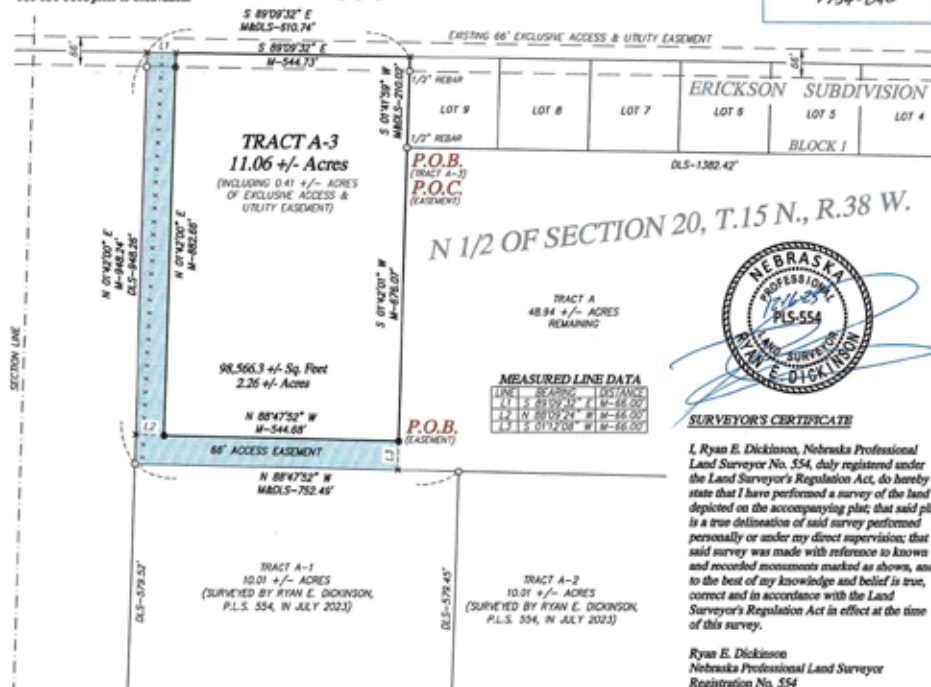
A tract of land located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska, being more particularly described as follows:

Beginning at SW corner of Lot 9, Block 1, Erickson Subdivision, located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska; thence S 01°42'01" W 676.07 feet to a point 66 feet north of the north line of Tract A-1 (surveyed by Ryan E. Dickinson, P.L.S. 554, in July 2023); thence N 88°47'52" W parallel with the north line of said tract, 544.68 feet to a point 66 feet east of the west line of Tract A; thence N 01°42'00" E parallel with the west line of said tract, 882.66 feet to a point on the north line of said tract; thence S 89°09'32" E on said north line, 544.73 feet to the NW corner of Lot 9, Block 1, Erickson Subdivision; thence S 01°41'59" W on the west line of said Lot 9, 210.02 feet to the Point of Beginning, containing 11.06 acres, more or less.

LEGAL DESCRIPTION FOR ACCESS EASEMENT:

A 66 foot Access Easement located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska, the north and east lines being more particularly described as follows:

Commencing at SW corner of Lot 9, Block 1, Erickson Subdivision, located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska; thence S 01°42'01" W 676.07 feet to the Point of Beginning, also being a point 66 feet north of the north line of Tract A-1 (surveyed by Ryan E. Dickinson, P.L.S. 554, in July 2023); thence N 88°47'52" W parallel with the north line of said tract, 544.68 feet to a point 66 feet east of the west line of Tract A; thence N 01°42'00" E parallel with the west line of said tract, 882.66 feet to the Point of Termination, containing 2.26 acres, more or less. The west and south lines of said easement being 66 feet from and parallel with the above described north and east lines and lengthening/shortening to conform with property lines.



SURVEYOR'S CERTIFICATE
I, Ryan E. Dickinson, Nebraska Professional Land Surveyor No. 554, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded measurements marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

Ryan E. Dickinson
Nebraska Professional Land Surveyor
Registration No. 554

Dickinson Land Surveyors, Inc.
Nebraska and Colorado Certified
302 Diamond Springs Trail, Ogallala, Nebraska 69153
Office: 308-284-8440 www.dickinsonlandsurveyors.com

CLIENT: STEPHANIE BOSSERT
DATE OF SURVEY: 3 DEC 2025
PAGE 1 OF 1 PROJECT #: 25-212



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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

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PROPERTY IMAGES



Electricity is on site!





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

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[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

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