

McGreer I-80 RV Park

3.34 Acres

Deuel County, NE

\$515,000



HAYDEN  OUTDOORS.

McGreer I-80 RV Park

TOTAL ACRES:

3.34

PRICE:

\$515,000

COUNTY:

Deuel County

CLOSEST TOWN:

Big Springs, NE

Activities & Amenities:

Campground
Development Potential
Income Producing
Recreational Business

Land Details:

Address: 20925 Road 8,
Big Springs, Nebraska 69122, USA
Closest Town: Big Springs
Total Acres: 3.34
Deeded Acres: 3.34
Zoning: Commercial
Elevation: 3370
Topography: Level
Vegetation: Grass
Income Type: RV Park
Estimated Taxes: \$945.42 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Basement: None
Other Improvements: RV Park

Property Summary

Location, Location, Location!

McGreer I-80 RV Park is located on the southeast corner of Exit 107 at Big Springs on Interstate I-80 approximately 450 miles west of Omaha, NE, 150 miles east of Cheyenne, WY, 190 miles northeast of Denver, CO and 5 miles from the I-80 and I-76 interchange. This property is currently operating as an RV Park, yet the location offers multiple commercial opportunities!

Land

McGreer I-80 RV Park is 3.34 +/- acres currently operating as an RV Park with multiple (20+) hookups, an office and shower house. Optional Parcel is 1.15 +/- acres with a house and detached garage plus a domestic well and septic system. This parcel is being offer for an additional \$175,000.00

Improvements

McGreer I-80 RV Park currently operating as an RV Park with multiple (20+) hookups, an office and shower house. There is electrical service, town water and natural gas already in place on the property.

Note: There is a small rental cabin on the property that is excluded from the purchase.

Recreation

McGreer I-80 RV Park is located on the quickest route to Western Nebraska's recreational jewel, beautiful Lake McConaughy. Thousands of tourists pass by this location on their way to the lake.

Lake McConaughy, the recreational mecca of western Nebraska is the largest lake in the state with over 100 miles of shoreline, 35,700 surface acres of water, 24 miles long, 4 miles wide, and is famous for its white sand beaches. Each year, thousands of boaters, campers and outdoor enthusiasts make the Lake McConaughy area their destination for fun!

In addition to Lake McConaughy which is fed by the North Platte River, you have Lake Ogallala at 320 surface acres "the little lake" nestled below Kingsley Dam (the 2nd largest earthen dam in the world). These two bodies of water provide endless opportunities for anglers of any skill level, young and old. The vast variety of fish you can catch between these two lakes include; Walleye, White Bass, Stripers, Wipers, Catfish, Northern Pike, Smallmouth Bass, Yellow Perch, Rainbow & Brown Trout. Lake McConaughy can accommodate virtually every type of watercraft you can imagine.

Lake McConaughy and the North Platte River Valley also provide tremendous opportunities for hunters. This area is famous for duck and goose hunting. In addition to waterfowl hunting there is small game, varmints, White Tailed Deer, Mule Deer, and Pronghorn in the area.





Water/Mineral Rights & Natural Resources

All appurtenant Water Rights associated with this property will transfer to the Buyer at Closing. All Mineral Rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

General Operations

McGreer I-80 RV Park is currently operating as an RV Park with multiple (20+) hookups, an office and shower house.

Region & Climate

Big Springs gets some kind of precipitation, on average, 60 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

Weather Highlights

- Summer High: the July high is around 90 degrees
- Winter Low: the January low is 14
- Rain: averages 18 inches of rain a year
- Snow: averages 28 inches of snow a year

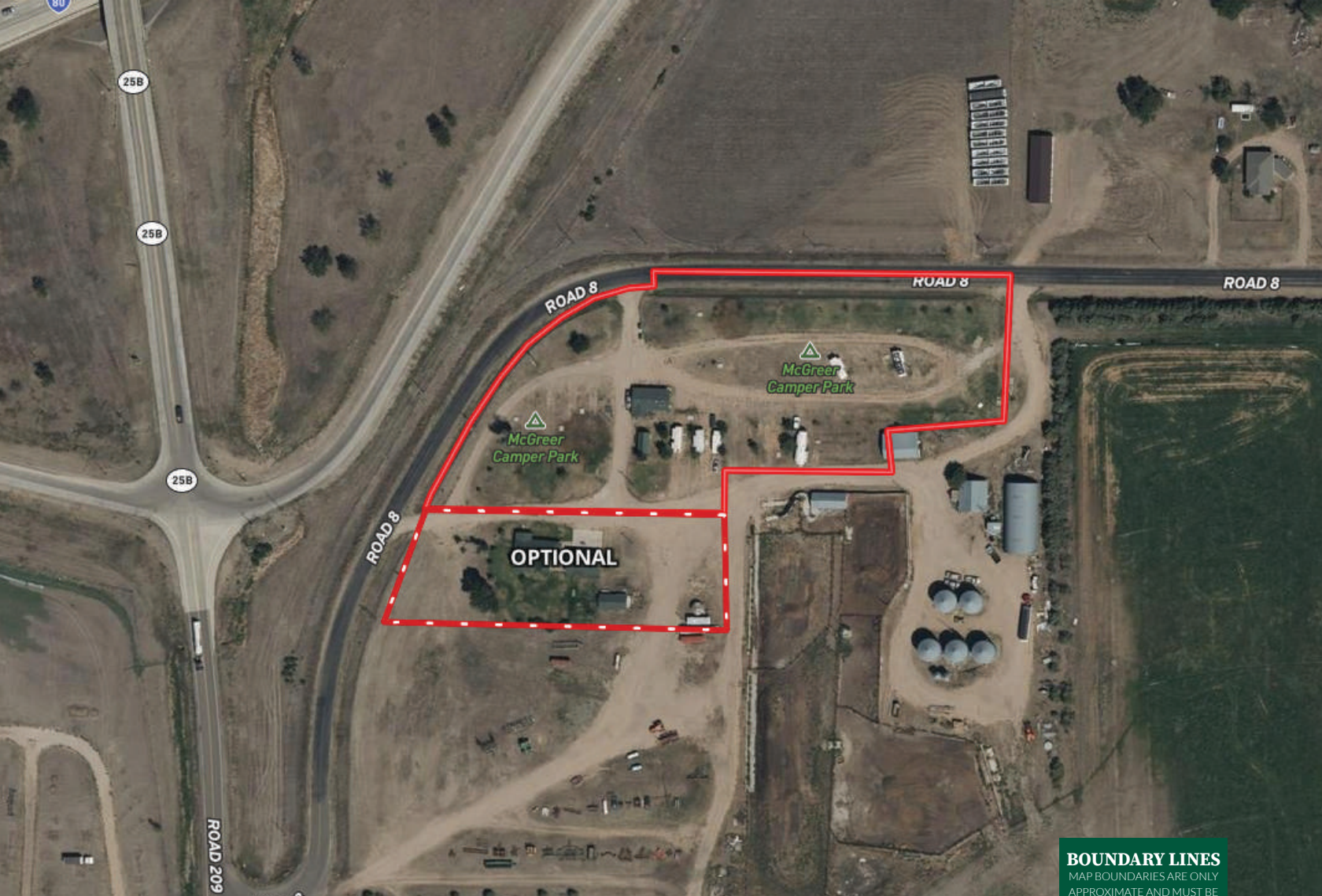
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You will not find a better location than this!

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

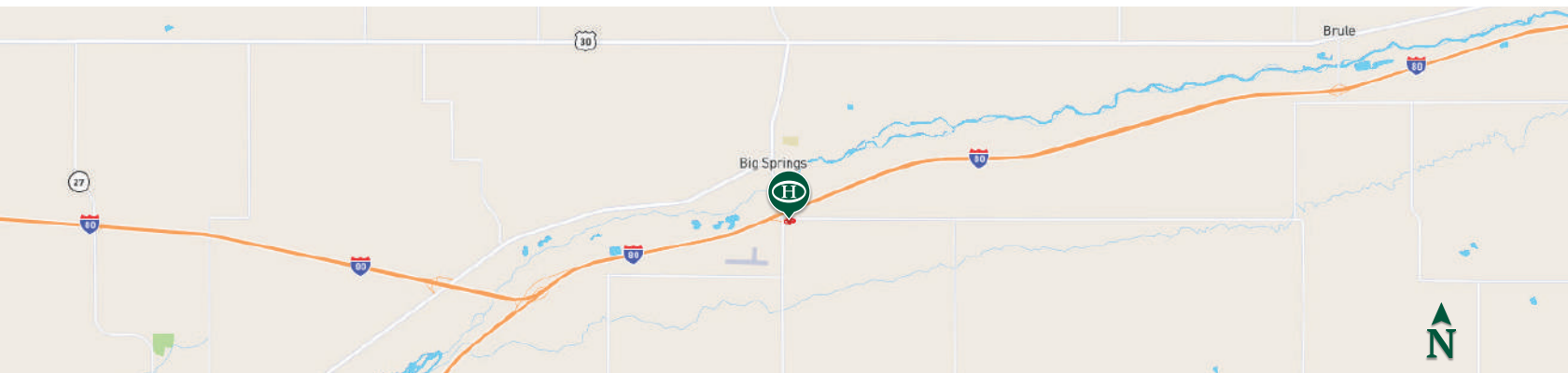




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



Rick Kusel

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