

LAND FOR SALE

Dawson County Rockhaven Campground



Location:

This property is located approximately 5 miles southeast of Gothenburg, Nebraska, on Hwy 30 to Willow Island. From Willow Island go south across the railroad tracks then west 1 mile on County Road 763.

**Legal
Description:**

Pt. of the SE1/4 Section 30-T11N-R24W of the 6th P.M., Dawson County, NE.

Acres:

Approximately 13 assessed acres

Taxes:

Church property was previously tax exempt.

Price:

\$175,000 Cash

Possession:

Possession is at closing.

Comments:

This is an outstanding opportunity to own a summer camp and much more. The property includes a brick manager's home for year round living. Multiple buildings for lodging including a building with 8 individual "motel" type rooms with a bed and private bath. There are large dorm style lodging rooms with access to bathrooms. There is also a centrally located concrete block building which houses a men's restroom and showers, a women's restroom and laundry facilities. This restroom and laundry building compliments the 13 RV hookups located on the northwest area of the campground. The large dining hall includes a full commercial kitchen and dining space for hundreds. There is a large 50'X100' chapel with concrete floors and all the pews. On the back side of the campground are six individual cabins.

This campground could accommodate year round hunter lodging; year round RV hookups; youth and church camps; adult or company retreats; weddings and receptions; reunions. The possibilities are limited only by one's imagination. These facilities, with this isolated location just 5 minutes from Gothenburg, offer a one of a kind opportunity.

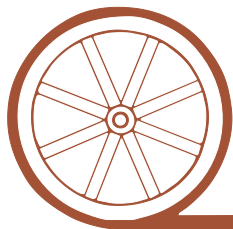
Contact:

Tony Eggleston; Listing Agent - 308-530-6200 or tony@agriaffiliates.com

North Platte Office: Bruce, Dodson, Mike Polk, Jerry Weaver, Chase Dodson

Kearney Office: Bart Woodward, Bryan Danburg, Kent Richter, John Keeney

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

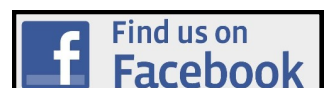
North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





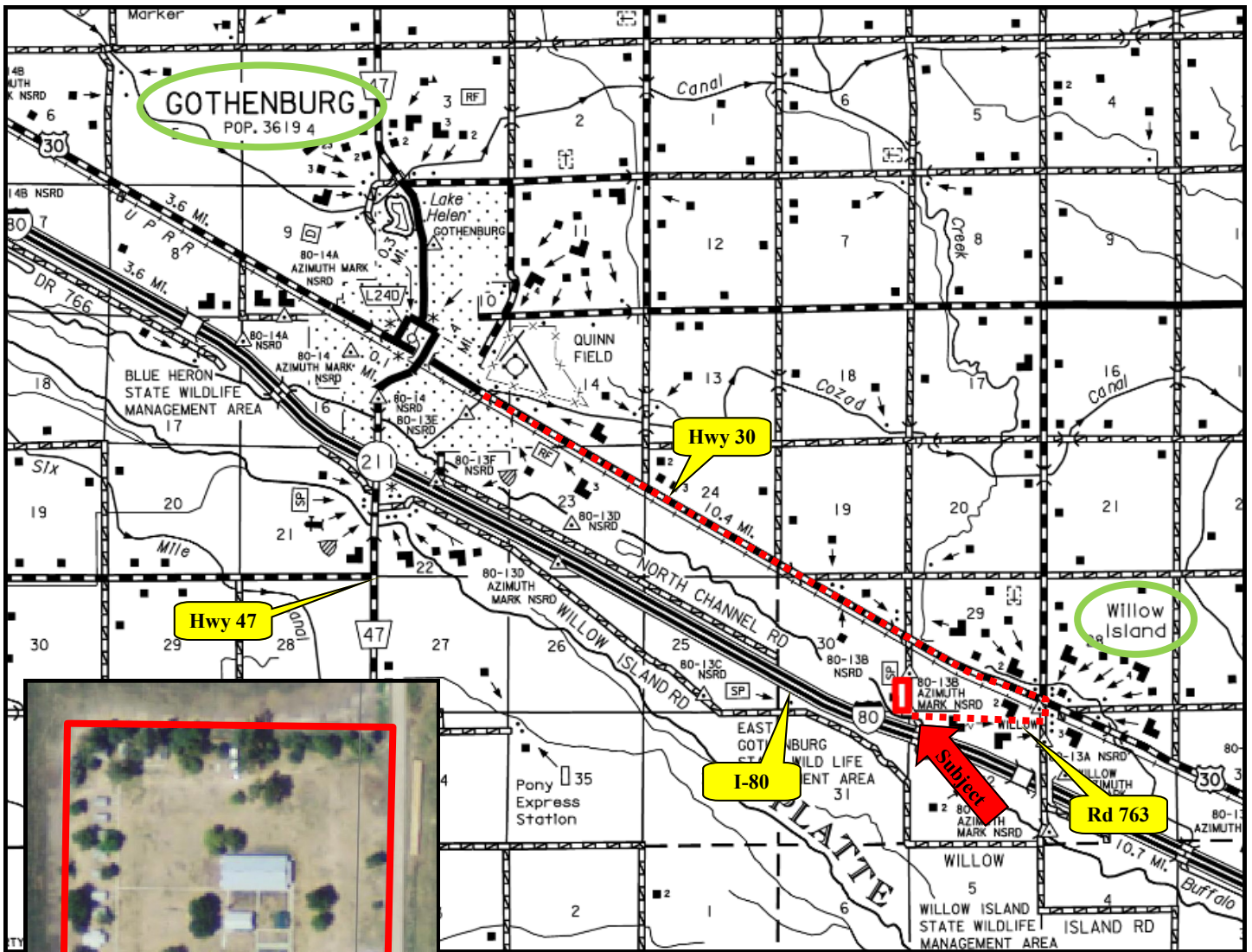
Lodging:

The “motel” style building offers 8 rooms. Each room includes a bed as well as a private bathroom and shower.

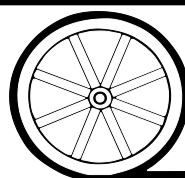


Brick Home:

This 1,600 sqft home includes 3 bedrooms and 2 baths, with an open kitchen/dining area and a large great room.



All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...