

JamesLandCo.com

*Investment Grade & Lifestyle
Real Estate*

Terin Ranch Estates

Ogallala, Nebraska



Presented By:

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Terin Ranch Estates

Ogallala, Nebraska



Price: \$1,200,000.00

Features: *Breathtaking Views of Lake Ogallala, Located across from Martin Bay, Fishing, Boating, Sailing, Swimming, Residential Lots, Commercial Acreage, Only 3 Hours From Denver*

Location: *North of Ogallala, Nebraska*

Acreage: *410 Acres +/-*

Improvements: *None*

Taxes: *Approximately \$4,079.46 (2009)*

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Brokers Comments

The Terin Ranch Estates is located just outside of Ogallala, Nebraska. This development is comprised of a nice mix of residential and commercially zoned land spread across 410 acres +/- . Located across the highway from Martin Bay and Lake McConaughy, which ranks as the #1 vacation destination in Nebraska, it is highlighted with breath taking views of Lake Ogallala. Swimming, boating, fishing, sailing and hunting are only minutes away. The development

is made up of the following pieces:

- ~ 55 Acres of commercially zoned property adjacent to the highway and directly across from the main entrance to Lake McConaughy
- ~ 26 residential lots consisting of 2 to 3.5 acres
- ~ 8 ten acre lots located on the east side of the subdivision
- ~ Approximately 220 acres, platted, ready to be zoned and surveyed, with the road system designed, surveyed and ready to be built
- ~ A 20 acre lake is located on this property & was dredged & redesigned last year while water levels were low. This will make a beautiful site when the water levels return.
- ~ 3 hours from Denver, Colorado

Ogallala is the county seat of Keith County, Nebraska. Keith County and Lake McConaughy are known as Nebraska's recreation capitol. Keith County is Nebraska's leader in per capita travel income and had 855,000 visitations in 2009. Lake McConaughy, also known as "Big Mac", is known for its beautiful white sand beaches and is the largest reservoir in Nebraska. When full, the lake covers 35,700 acres, is 20 miles long, 4 miles wide, is 142 feet deep and has over 100 miles of shore line.



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Fishing has always been one of the biggest draws to Lake McConaughy. Its cool, clear, deep waters are home to several varieties of game fish including rainbow trout, walleye, catfish, white bass, small mouth bass and the recently stocked striped bass. The current state record for walleye (16 lbs 2 oz.) came from Lake McConaughy. When fall comes and the anglers begin to thin out the lake becomes a waterfowl hunter's paradise. On the west end of the lake the Clear Creek Waterfowl Management area attracts large numbers of Canadian Geese.

Just below Kingsley Dam sits Lake Ogallala, also known as the "little lake." Lake Ogallala was formed when material was removed to make the dam. The so called little lake is 1 ½ miles long, a quarter mile wide and covers about 320 acres. It also has exceptional rainbow trout and yellow perch fishing.

Together Lake McConaughy and Lake Ogallala have made the Terin Ranch Estates one of the premier developments in the area. With views of both lakes the location of the development is second to none. Along the highway, the west side of the development is the portion that is zoned commercial and enjoys heavy traffic headed to Martin Bay, a main boating ramp servicing Lake McConaughy. The mix of commercial and residential land offers a huge potential that few developments in the Nebraska recreation capitol possess. To arrange a time to view this incredible opportunity call James Land Company today at 307-326-3104.



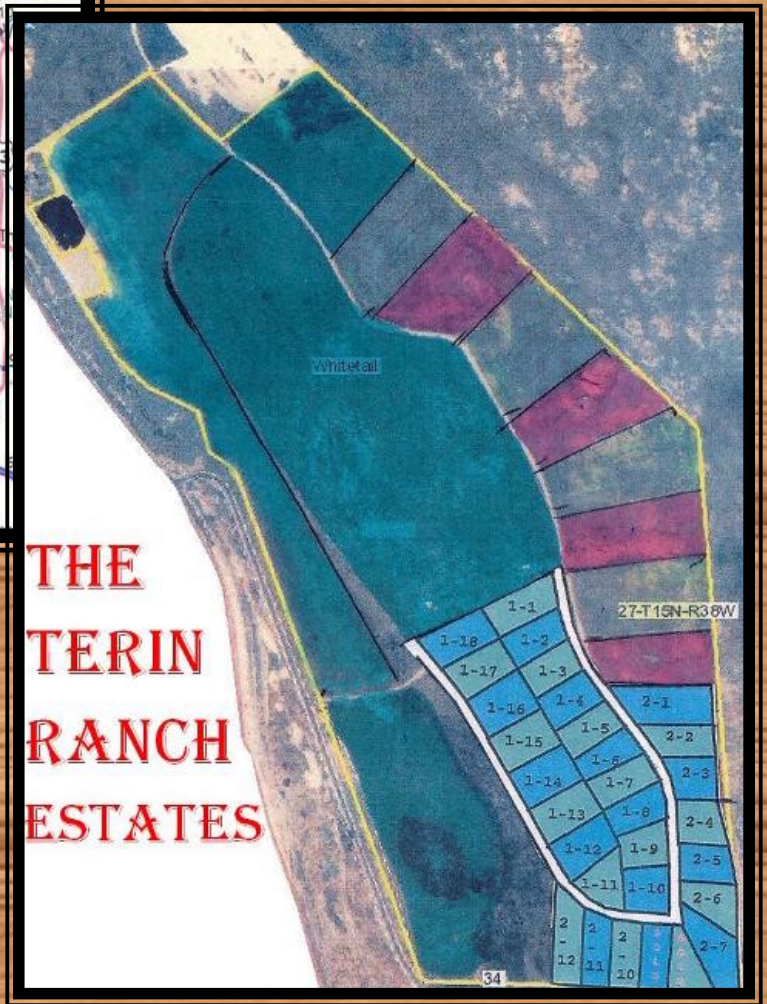
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Directions: Head north out of Ogallala on HWY 61. Go across the dam on Lake McConaughy. Once over the dam property sits on the right. Sign on property.

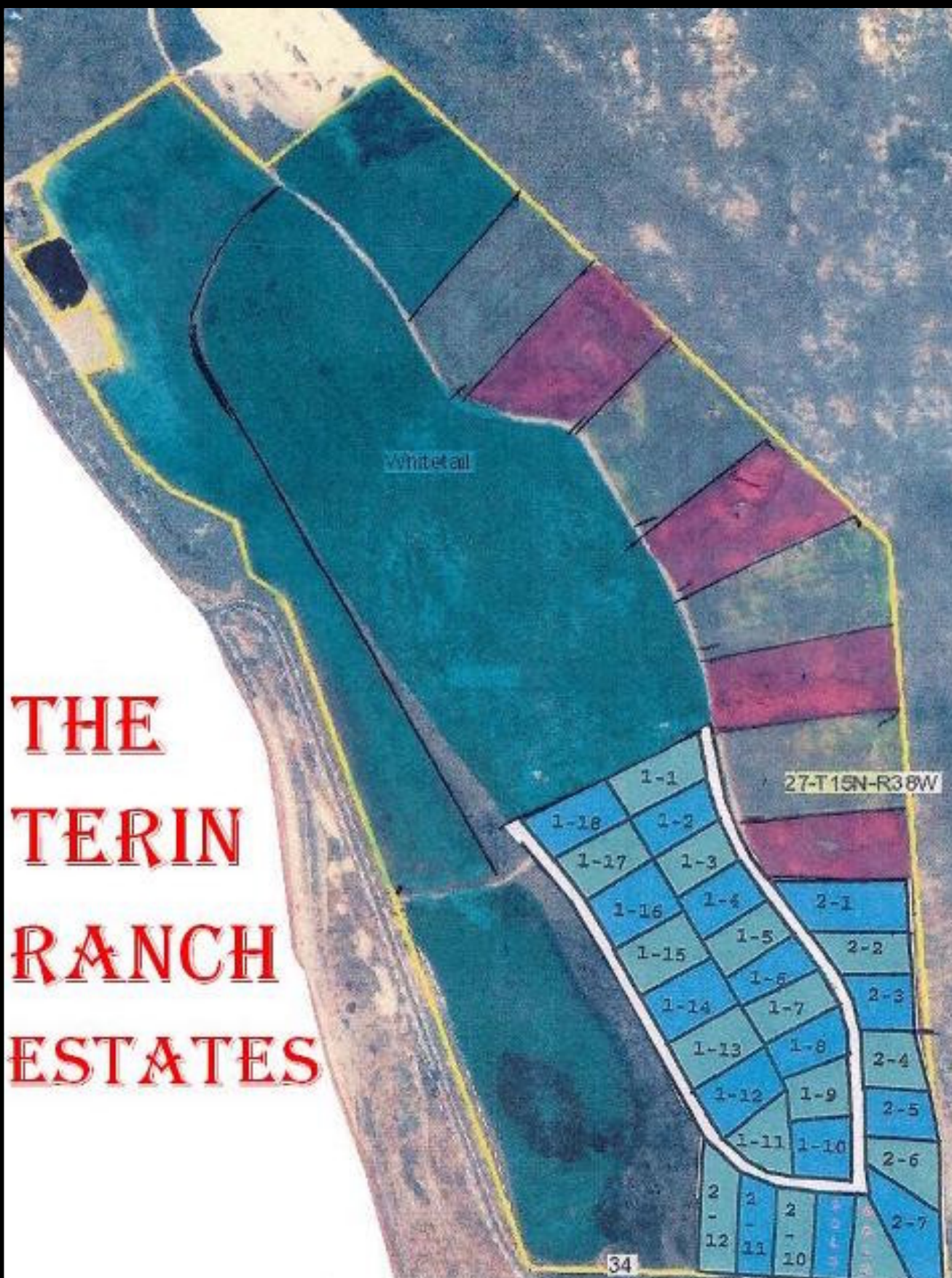


Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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THE TERIN RANCH ESTATES



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Note: This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

Agency Disclosure: James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

*****Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.***

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