

54540 897 RD, CROFTON

PRICED AT
\$1,600,000



**PROPERTY
EXCHANGE
PARTNERS**



Nestled on approximately 5 scenic acres near Lewis & Clark Lake, this unique property features a charming collection of 10 cabins and office/laundry in a peaceful, rural setting. Surrounded by natural beauty and just minutes from lake access, the property offers an exceptional opportunity for an income-producing retreat, short-term rental investment, or private getaway compound. Guests and owners alike will appreciate the quiet surroundings, open space, and proximity to outdoor recreation including boating, fishing, and hiking. A rare chance to own a turnkey property in one of the region's most sought-after recreational destinations.



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PARCEL #540013459

LOT SIZE: 3.1 acres
2025 RE TAXES: \$4,069.00

- Reception/lobby/office/laundry: supporting day-to-day operations, dual on site laundry for guests and staff, (2) commercial washers and (2) commercial dryers, cabin amenities and cleaning supplies stay, personal affects and personal pictures will be removed from the office/lobby area
- (8) 2 Bedroom/1 Bathroom cabins: sleeps 1-4, well-suited for couples or smaller groups, fully equipped kitchens with refrigerator, microwave/rangehood, and electric stove built in 2021, regularly \$175/night



PARCEL #540013460

LOT SIZE: 1.9 acres
2025 RE TAXES: \$2,809.50

- (2) 4 Bedroom/ 4 Bathroom cabins: sleeps 1-8, ideal for larger groups and extended stays, built in 2024, fully equipped kitchens with refrigerator, microwave/rangehood, dishwasher, and electric stove, front and back covered patios to take in the rural setting, regularly \$350/night

COMMON AREA

- Outdoor gazebo with TV
- Gas firepit
- Wood playset with swing and slide on a sandbox base

ADDITIONAL INFORMATION

- Full turn-key, year-round business, with all cabin furnishings and supplies included
- The newer construction offers low-maintenance features, reducing immediate capital needs, allowing a new owner to focus on establishing or expanding rental use.
- Rural water/septic systems/highspeed internet service
- Garden shed, grills in the gazebo, and corn hole game do not stay, all to be removed prior to closing.
- Pet-friendly units
- 2 water hydrants (by office and by northwest cabin)
- Cedar Tree Cabin website will transfer
- Until the property sells, it's business as usual. All current reservations will be fully honored, upcoming bookings will proceed as planned, and continuing to accept new reservations



INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED



COMBINED LEGAL DESCRIPTION: A tract of land located in the Northwest quarter of the Southwest quarter of Section 13 and the Northeast quarter of the Southeast quarter of Section 14, all in the Township 33 North, Range 3 West of the 6th Principal Meridian, Knox County, Nebraska, more particularly described as follows:

Commencing at the Quarter corner of Sections 13 and 14; thence $S00^{\circ}04'10''E$, along the line common to Sections 13 and 14 for 214.47 feet to the Southerly Right of Way of Knox County Highway 54C, also being the Point of Beginning; thence the following courses and distances along said Right of Way; thence $N76^{\circ}12'58''E$ for 119.87 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 879.90 feet and an arc distance of 183.28 feet; thence along the chord of said curve $N82^{\circ}13'25''E$ for 182.94 feet; thence departing said Right of Way, $S00^{\circ}04'10''E$ for 475.09 feet; thence $S89^{\circ}56'50''W$ for 505.79 feet; thence $N00^{\circ}04'10''W$ for 371.71 feet to said Right of Way; thence $N76^{\circ}18'21''E$, along said Right of Way, for 214.27 feet to the Point of Beginning.

That part of the said tract of land located in Section 13, more particularly described as follows:

Commencing at the Quarter corner of Section 13 and 14; thence $S00^{\circ}04'10''E$, along the line common to Sections 13 and 14 for 214.47 feet to the Southerly Right of Way of Knox County Highway 54C, also being the Point of Beginning; thence continuing along said line, $S00^{\circ}04'10''E$ for 422.18 feet; thence $S89^{\circ}55'50''W$ for 208.24 feet; thence $N00^{\circ}04'10''W$ for 371.71 feet to said Right of Way; thence $N76^{\circ}18'21''E$, along said Right of Way, for 214.27 feet to the Point of Beginning.



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