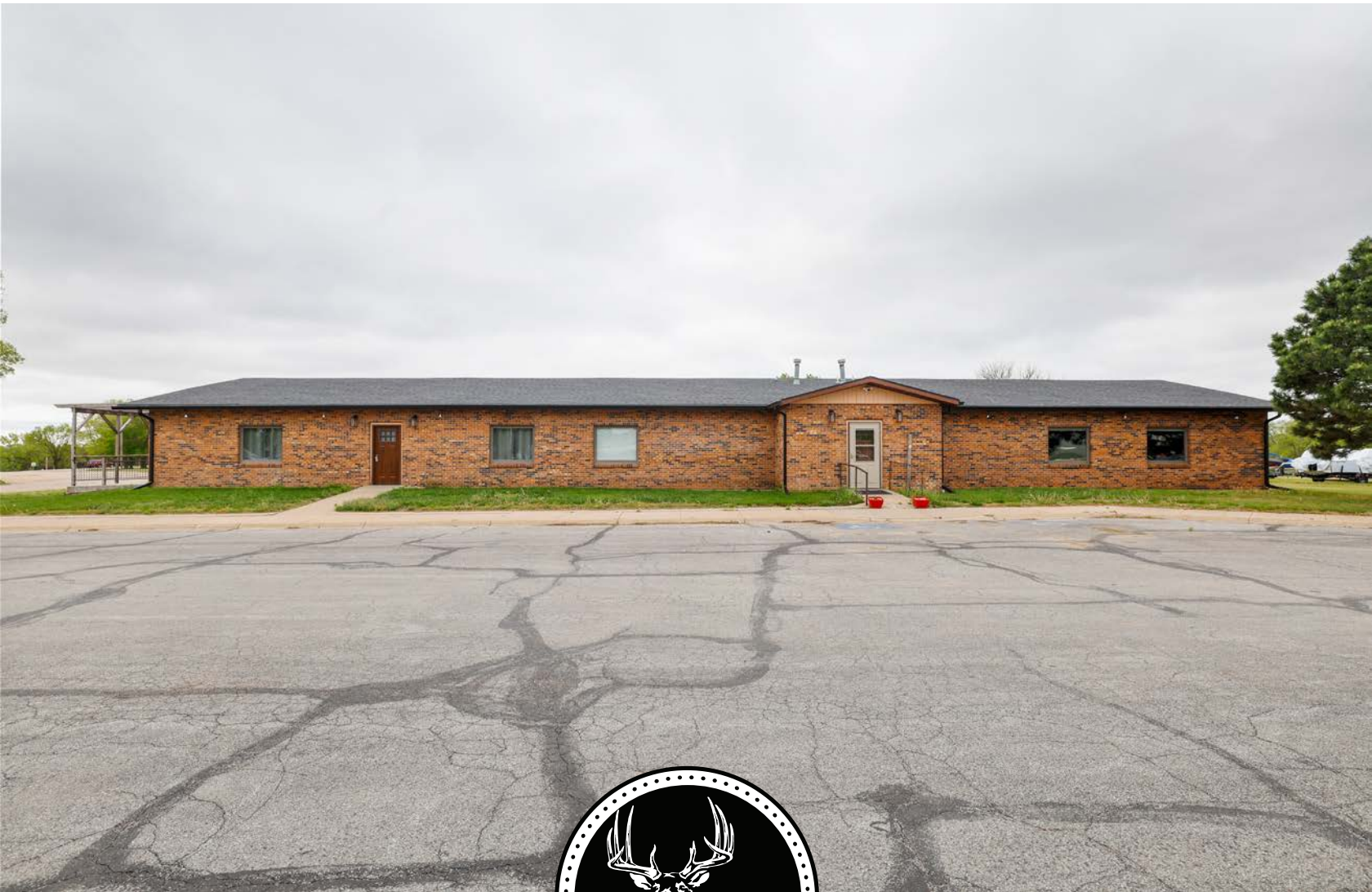


MIDWEST LAND GROUP PRESENTS

.7 ACRES IN

HARLAN COUNTY NEBRASKA

30 CIRCLE DRIVE, REPUBLICAN CITY, NE 68971



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HARLAN COUNTY GETAWAY

This is an investment opportunity you won't want to miss. Located just down the road from Harlan County Reservoir, this spacious multi-unit property offers incredible potential, whether you're an investor or searching for the perfect weekend getaway.

Situated in the heart of Republican City, the property is directly across from the local bait shop, making it easy to grab supplies and get the latest fishing updates before heading out. With excellent hunting, fishing, and year-round recreation nearby, there's something here for everyone to enjoy.

The location is ideal for lake access, less than five minutes to the nearest boat ramp, and includes ample outdoor parking along with a detached two-stall garage, giving you plenty of space to store vehicles, boats, and trailers without the hassle of unhooking. A nearby restaurant adds extra convenience after a long day outdoors.

The building itself spans nearly 6,000 square feet and is full of possibilities. Currently, one side operates as a successful three-bedroom short-term rental, while the other is leased as a large apartment with a long-term tenant in place. Both units feature expansive kitchens with oversized bar tops and open-concept living areas, perfect for hosting large groups. Durable commercial-grade epoxy flooring throughout ensures easy maintenance and long-lasting appeal.

Outside, the generous lawn offers plenty of space for games, gatherings, or simply relaxing evenings. Opportunities like this don't come around often. Schedule your private showing today! Showings by appointment only, proof of ability to purchase required.



PROPERTY FEATURES

COUNTY: **HARLAN** | STATE: **NEBRASKA** | ACRES: **.7**

- Less than 5 minutes to the boat ramp!
- 5,800 square foot building
- Large yard area
- 2 stall detached garage
- Spacious living spaces
- Long-term, reliable tenant in place in one unit
- Successfully operating a short-term vacation rental
- Huge kitchen spaces
- Instant hot water heaters
- Commercial-grade epoxy floors



5,800 SQUARE FOOT BUILDING

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COMMERCIAL-GRADE EPOXY FLOORS



SPACIOUS LIVING SPACES



HUGE KITCHEN SPACES



2 STALL DETACHED GARAGE

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LARGE YARD AREA



LESS THAN 5 MINUTES TO THE BOAT RAMP



FLOORPLAN



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Nate Key possesses a deep-seated passion for land and a keen understanding of the fundamentals that underpin the creation of high-quality wildlife habitats. His expertise extends to establishing and maintaining food plots, managing and developing versatile, family-oriented recreational properties, and advocating for land conservation. Nate pairs this knowledge with a strong work ethic and an affable personality, bringing a sense of enthusiasm and trustworthiness to the land buying and selling process.

Raised in Lincoln, Nebraska, Nate attended Lincoln East High School before earning an Associate's Degree in Energy Generation from Southeast Community College—Milford Campus. His subsequent ten-year tenure as a control room operator at a local public power plant instilled in him the importance of precision and minimizing errors. This meticulous attention to detail translates into smooth, hassle-free transactions for his real estate clients.

A dedicated outdoorsman, Nate finds joy in a range of outdoor activities. His passions include bowhunting for a variety of game, from whitetails and turkey to elk and other western species, waterfowl hunting, and both traditional and bow fishing. He cherishes the time spent in the great outdoors with his wife, Katie, and son, Kayce, whether at their family cabin in Colorado, taking in the mountain vistas and trail riding, or at home on their acreage near Palmyra, NE.

When not at home, Nate can often be found in northwest Missouri or the sandhills, diligently planting food plots and managing family hunting farms alongside his father and father-in-law. Committed to conservation, he's a proud member of Ducks Unlimited, The Rocky Mountain Elk Foundation, Bowfishers of Nebraska, The National Deer Association, and The National Wild Turkey Federation. Nate's affable demeanor, land sales expertise, and dedication make him an approachable and trustworthy agent for your land sales needs.



NATE KEY,

LAND AGENT

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