

# Home For Sale



## Sherman Co. Lakehouse

*Experience seasonal lakefront living on the beautiful shores of Sherman Reservoir!*

This property sits on a spacious 1½-lot site, offering stunning water views, easy access to boating, fishing and all your favorite lake activities. Located just minutes from Trade Winds Marina and a short 15-minute drive from Loup City, Nebraska. Surrounded by abundant wildlife and outdoor recreation, it's the perfect retreat for a peaceful weekend getaway.

### LISTING AGENTS:

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*Bryan Danburg, Bart Woodward, Kent Richter, Mike Wilken, Don Walker, Dallas Dodson, Adam D. Pavelka.*

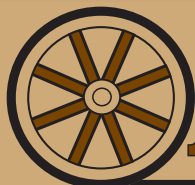


Bonnie Downing, ARA Faith Correll



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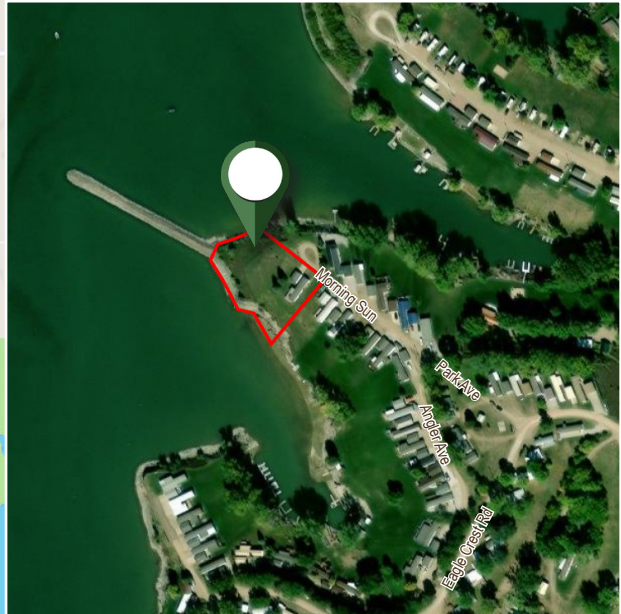
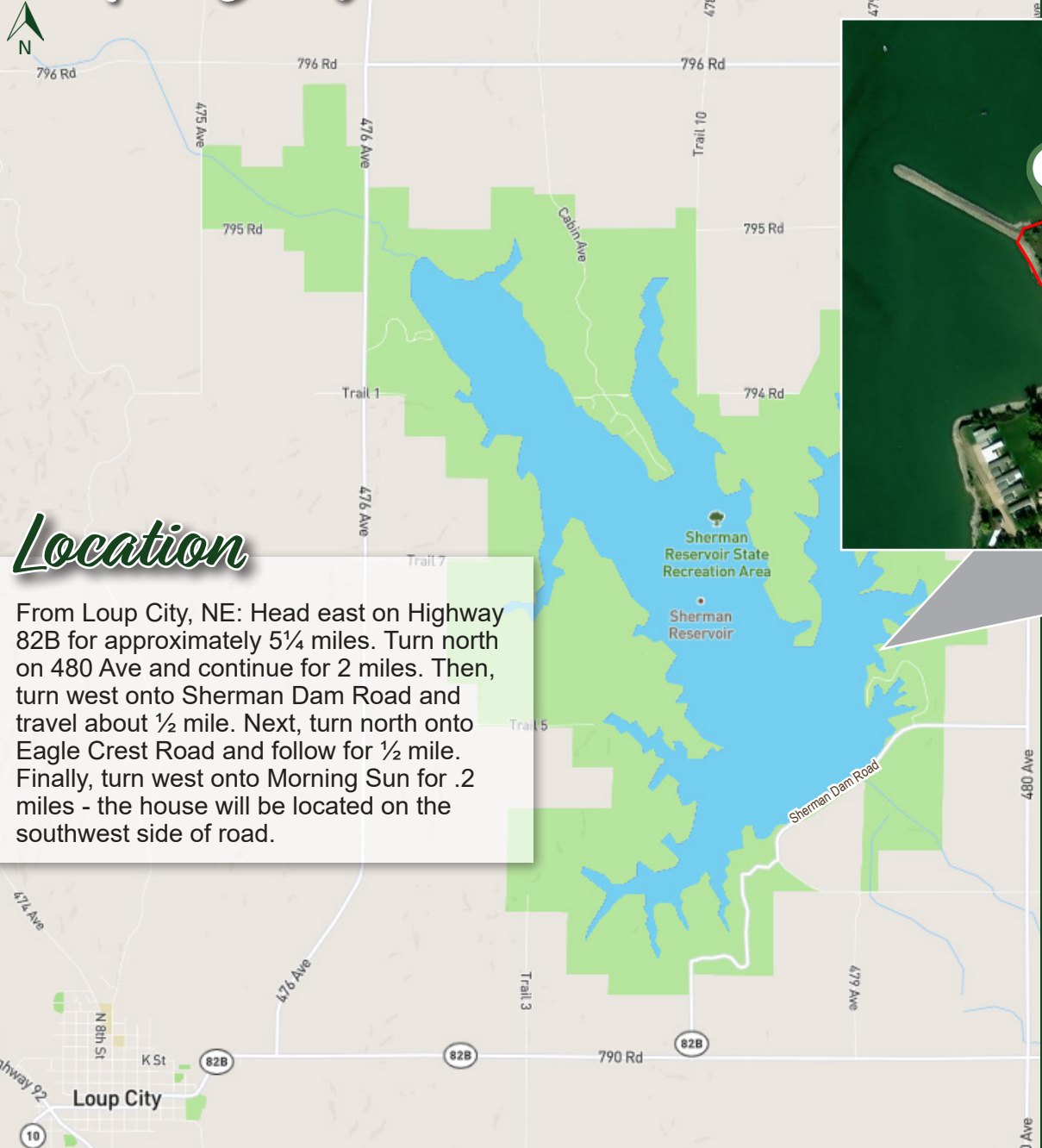


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# Property Information



## Location

From Loup City, NE: Head east on Highway 82B for approximately 5¼ miles. Turn north on 480 Ave and continue for 2 miles. Then, turn west onto Sherman Dam Road and travel about ½ mile. Next, turn north onto Eagle Crest Road and follow for ½ mile. Finally, turn west onto Morning Sun for .2 miles - the house will be located on the southwest side of road.



### Recreational Activities & Amenities

- Boating / Kayaking
- Borders Public Lands
- Deep Water Access
- Dock / Pier
- Waterfront
- Nearby Hunting - Big Game, Predator, Small Game, Turkey, Upland Birds, and Waterfowl.

**PROPERTY ADDRESS:**

1149 Morning Sun  
Loup City, NE 68853

**LAND LEASE INFORMATION:**

**2026 Land Lease: \$354/month** \*includes sanitation  
 This property includes a land lease with Trade Winds Marina, Inc., on land owned by the Loup Basin Reclamation District, which oversees the shoreline and surrounding lands of Sherman Reservoir. The lease grants private use of the lot while supporting responsible stewardship of the reservoir's natural resources. Lessees receive exclusive access to their designated site for residential or recreational purposes, with annual terms and renewal options managed by the district. All lease fees are included in the 12-Month Recreational Mobile Home Permit agreement between Trade Winds Marina (Permitter) and the Permittee.

**PRICE:**

**\$339,000**

# Home Details



## Home Amenities

<b>TAXES:</b>	2025 Real Estate Taxes paid in 2026: \$808.74
<b>HOME STYLE:</b>	Singlewide, built in 1992
<b>LIVING SPACE:</b>	1,248 sq. ft.
<b>BEDROOMS:</b>	2
<b>BATHROOM:</b>	2
<b>GARAGE:</b>	Detached, 600 sq. ft. with driveway
<b>EXTERIOR FEATURES:</b>	Wood deck, newly repainted. 555 sq. ft. partially covered, with 240 sq. ft. covered.
<b>WATERFRONT FEATURES:</b>	Sherman Reservoir with direct water access.

- Heating & Cooling systems in place. Blower & fan repaired on heating unit in 2021.
- Electric Fireplace
- Roof repair completed in 2017.



Kitchen

Showing by appointment only.



Master Bed w/ Bath



Living Room



Main Bath

# About Sherman Reservoir

Sherman Reservoir is a hidden gem just outside Loup City, Nebraska — where rolling hills meet sparkling waters and outdoor adventure awaits in every direction. This scenic 2,800± acre lake is a haven for boating, fishing, and watersports. Anglers flock here for walleye, crappie, catfish, and white bass, while the surrounding Sherman Reservoir Wildlife Management Area offers abundant hunting opportunities for upland bird, deer, and turkey hunting.

Trade Winds Marina, located nearby, provides convenient access with boat slips, kayak rentals, a lakeside café, and full-service amenities — making lake life easy and enjoyable. Residents and visitors enjoy breathtaking sunsets over the water, peaceful mornings, and the charm of small-town living just a short, 15-minute drive to Loup City, or 30 minutes from Ord.



*Helping Clients Achieve Their Real Estate Goals*

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