

Calamus Reservoir's lake side bar, grill,
convenience store & boat shop.



FOR SALE



46074 SOUTH LAKE RD
BURWELL, NE 68823



ashley pitman

ASHLEY PITTMAN

REALTOR AT

308-730-4430

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For **SALE**

**Lake Side Property at
Calamus Rerservoir**

**287 Steps from the Water
.2+/- Miles from Buck Shot Bay
5,000+ sq.ft.Bldg w/ 3 - 20'x50' Bays
Current 70 person capacity Indoor Bar**



****lots of opportunity (expand bar, add camper sites, guest services, etc.)**



**Outdoor Beer Garden
Convenience Store
Non-Ethanol Fuel
Acres TBD****



**Owner Financing
available with down payment
Businesses
Seller is open to assist with
transitioning**

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Calamus Reservoir Stats



Annual Visitors: 287,000
The lake is 5,123 acres and
4,958 land acres with
1.2 miles of the Calamus River and
3.5 miles of other streams flowing through
the area.



All types of boats are permitted and the park offers 4 boat ramps. Primary sport fish at Calamus Reservoir are walleye, white bass, wipers, channel catfish, muskie, and northern pike.

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