


A LOT TO CONSIDER

# Newport Landing · Lot 16

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| ADDRESS | 17016 South Reflection Circle, Bennington, NE 68007 |
| SIZE | 0.59 acres (about 25,500 sq ft) |
| FRONTAGE | 82 ft on the cul-de-sac, widening to the lake |
| DEPTH | About 200 ft, street to shore |
| SETTING | Lakefront lot with about 168 ft of shoreline |
| LOT TYPE | Walkout; the ground falls about 17 ft from the street to the lake |
| ZONING | City of Bennington, plus Newport Landing guidelines |
| SCHOOLS | Bennington Public Schools |

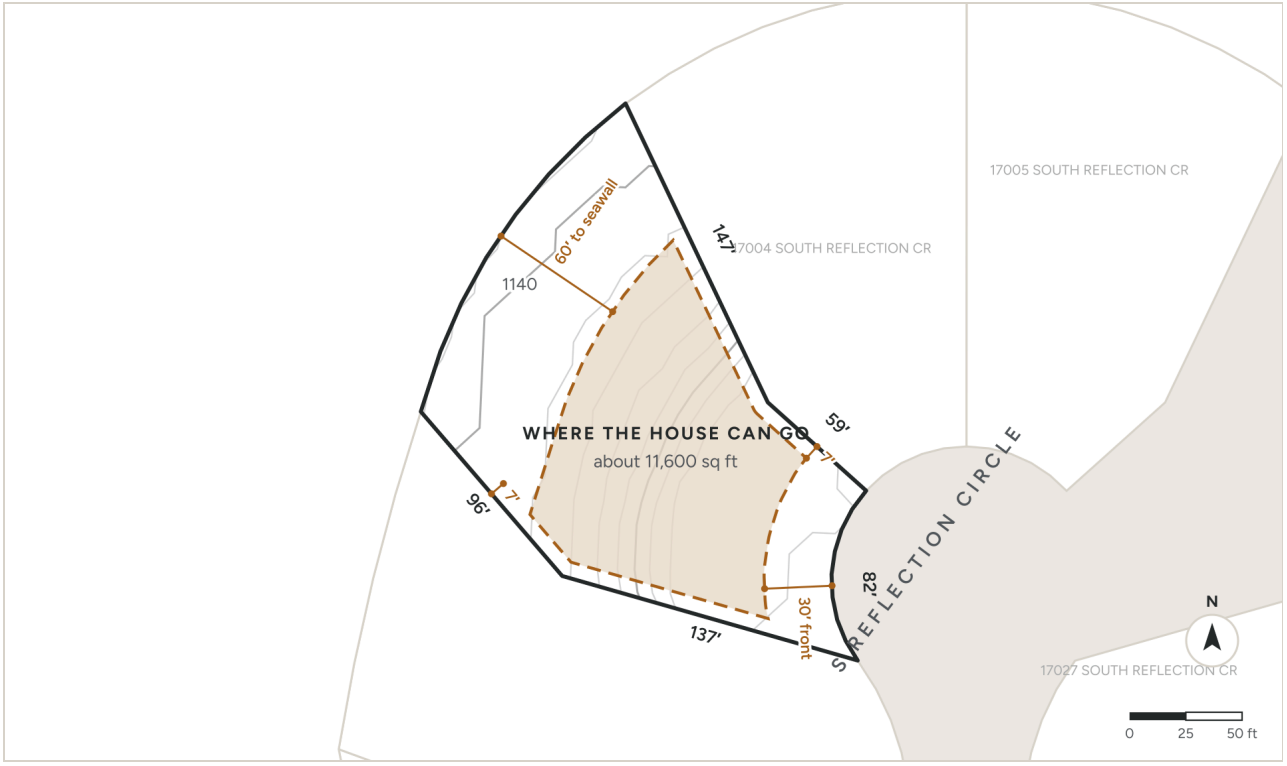
For visual purposes only. Nothing on this sheet is confirmed until a licensed survey is completed.



McNeil PARTNERS

ON THE SITE · NEWPORT LANDING · LOT 16

# The largest of the three lakefront lots on South Reflection Circle, facing northwest over the water.




Lot lines from Douglas County GIS, parcel 0611370130. Setbacks from the Newport Landing architectural guidelines (2018); lake edge taken as the seawall. 2-ft contours from USGS lidar. Checked Nov 22, 2026. For visual purposes only; not a survey. Nothing is confirmed until a licensed survey is completed.

### What the guidelines allow

30 ft from the street, 7 ft at each side and 60 ft from the seawall to the house: about 11,600 sq ft for the house. Retaining walls stay 40 ft from the seawall, and the HOA reviews every plan.

### Next steps

The lot purchase is its own agreement, usually closed about 90 days into design.

**Ask us about this lot · (402) 333-1462 · mcneilpartners.com**