



**89331 US HWY 83**  
**VALENTINE, NE**



A 41± acre secluded acreage with Sandhills beauty.

**APRIL GOOD**

Associate Broker

April's Cell: 402-322-0770

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# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$949,000</b>
<b>Location</b>	89331 US Hwy 83, Valentine, NE 69201
<b>Legal Description</b>	NENE 40 Acres (1.8 RD) 1-32-28

**Acres** 41.8±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

**Taxes - Estimated** **\$1,536.74**

## Property Summary

Here is a rare opportunity to purchase an acreage that offers seclusion, comfort, and Nebraska Sandhills beauty — all wrapped into one incredible property approximately 7 miles south of Valentine off US Hwy 83. This 41.8± acre gem offers custom craftsmanship and modern comforts surrounded by nature and endless recreation.

Step inside a 2-bedroom + loft, 2-bathroom home built in 2013 with some locally sourced lumber adding character throughout. The open concept kitchen has custom walnut cabinetry, granite countertops, a large walk-in pantry and heated tile floors. The master bedroom has a walk in closet, the master bathroom has a luxurious soaking bathtub, and the cozy loft provides access to the top-deck where you can enjoy the stunning views of the sandhills sunsets and stargazing.

Outside, there is a paved concrete area off the kitchen and a cedar wraparound deck provides ample seating with a grilling area and fire pit. The property also includes:

- 42' x 48' insulated shop-barn-garage
- 9' x 10' storage shed
- RV hookup site
- Well & windmill
- Fencing for livestock
- Mature and newly planted trees

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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Enjoy easy access to Hwy 83 with the privacy and peace you crave. Nearby adventures include tubing, canoeing and kayaking the Niobrara National Scenic River. Merritt Reservoir is the perfect place for boating, camping and fishing. The Valentine National Wildlife Refuge and Lakes offers waterfowl hunting and fishing.

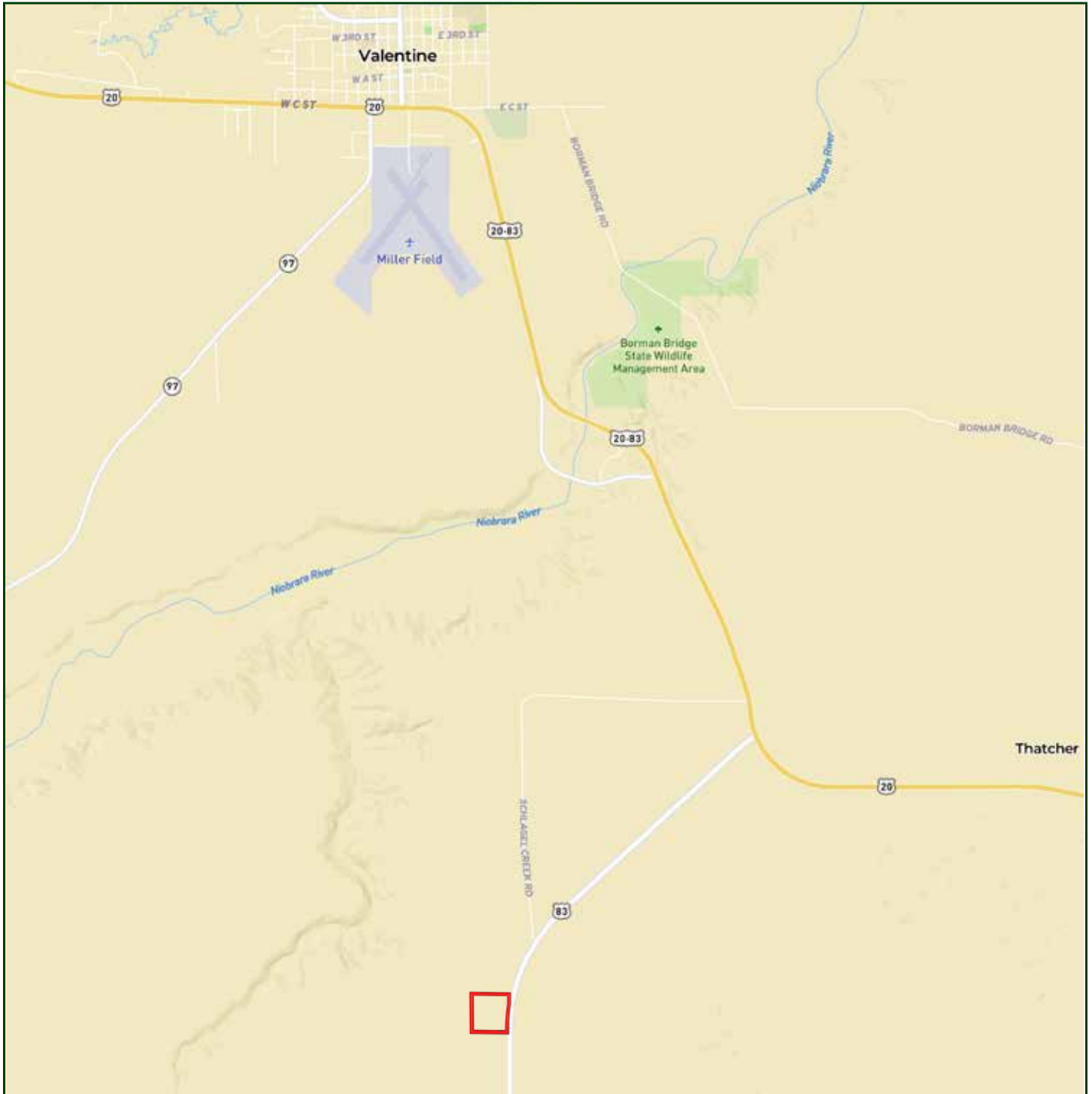
The cowboy trail is located within minutes of this acreage and offers scenic views whether you are biking, hiking or horseback riding.

Valentine is also known for world-class golfing at Frederick Peak Golf Course or The Prairie Club, both designed by the Tom Lehman Design Group.

This property is more than a homesite-it's a Nebraska lifestyle. This rare opportunity is priced to sell with motivated sellers so call today to schedule an appointment!



# LOCATION MAP



Boundary lines are estimates - Map for illustration only

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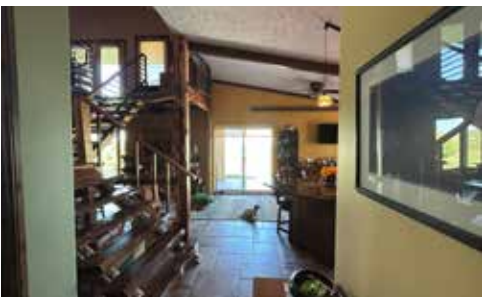


# AERIAL MAP



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# PROPERTY IMAGES



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# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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