



LAND FOR SALE

CHERRY COUNTY, NEBRASKA



187.62± ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



OFFERED AT \$325,000

HIGHLIGHTS

- 187.62± ACRES SANDHILLS PASTURE
- HIGHWAY FRONTAGE WITH EASY ACCESS
- WELL, WINDMILL, STOCK TANKS
- WELL-SUITED FOR GRAZING CATTLE OR HORSES
- MANY POTENTIAL BUILDING SITES
- UPLAND BIRD & DEER HUNTING OPPORTUNITIES
- BEAUTIFUL PANORAMIC VIEWS OF COUNTRYSIDE



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PROPERTY INFORMATION

187.62± ACRES

CHERRY COUNTY, NEBRASKA

PARTIAL LEGALS: PT S1/2NE PT S1/2 N&W OF FENCELINE 176.35 ACRES (1.49 RDROW) 11-34-30 AND PT SWSE 9.78 ACRES 11-34-30.

PROPERTY DESCRIPTION:

LOCATED JUST MINUTES FROM VALENTINE, THIS 187.62± ACRE CHERRY COUNTY PROPERTY OFFERS A BEAUTIFUL SLICE OF THE NEBRASKA SANDHILLS WITH ROLLING HILLS AND WIDE-OPEN VIEWS. THE LAND PROVIDES PRODUCTIVE SANDHILLS PASTURE SUITABLE FOR GRAZING CATTLE OR HORSES, ALONG WITH A STOCK WELL, WINDMILL, AND TANKS FOR WATER. HIGHWAY FRONTAGE OFFERS CONVENIENT YEAR-ROUND ACCESS, AND ELECTRICITY IS LOCATED NEARBY. THE PROPERTY ALSO FEATURES SEVERAL EXCELLENT POTENTIAL BUILDING SITES WITH SCENIC SANDHILLS VIEWS. IN ADDITION TO ITS AGRICULTURAL VALUE, THE AREA OFFERS GREAT RECREATIONAL OPPORTUNITIES INCLUDING UPLAND BIRD HUNTING ALONG WITH MULE DEER, WHITETAIL DEER, AND AN OCCASIONAL ANTELOPE.

PROPERTY LOCATION:

FROM VALENTINE, NE — TRAVEL WEST ON HIGHWAY 20 APPROXIMATELY 14 MILES TO THE PROPERTY.

2025 TAXES: \$497.34

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