



**Leander Creek 2440 Acres, Cherry County, Nebraska, 2,440.00 Acres**

**\$1,525,000**

- Agriculture, Big Game, Equestrian, River Frontage, Upland Bird

Located three miles south of Merriman, Nebraska, this is a true representation of the typical Sandhills setting. The Leander Creek winds two miles through the property and is a year-round flowing stream. The creek bottom contains small meadows and the hillsides are scattered with cedar, ash and a few pine trees. The property is fenced into three pastures with newer four wire fences. The two South pastures each have their own windmills with 30 tanks and share a solar well that has a 20 tank in the fenceline. The North pasture is watered by the creek and a windmill with a 30 tank. Two of the windmills/tanks are new as well as the solar well and tank. The rolling Sandhills along with the creek bottom provide excellent mule deer and grouse habitat, with an occasional whitetail. The diverse terrain creates an excellent recreational property that would provide an income.

**Main Info**

- Postal / Zip Code : 69218
- Lot Size Acres : 2,440.00 Acres
- State / Province : Nebraska
- Dwelling : No
- County : Cherry
- Closest City : Merriman

**Home Info**

- Elevation : 0

**Taxes**

Tax Year : 2018

Estimated Taxes per year are \$13,385.00

Township Thirty-three North, Range Thirty-seven, West of the 6th P.M., Cherry County, Nebraska: Section 1: All except the N1/2N1/2N1/2 560.5 Acres Section 2:

**Broker Info**



## **Janelle Johnson**

**Heartland Country Real Estate**

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Heartland Country Real Estate is a full service real estate company located in the heart of the Sandhills, Valentine, Nebraska. Known as Small Town, Big Adventure, the area is an outdoor enthusiasts dream from the rolling Sandhills to the winding Niobrara National Scenic River, attracting thousands of visitors every year. Nebraska is also known for corn and cattle with abundant water sources and prime rangeland. Locally Cherry County is the top cow producing county in the nation. Here at Heartland Country, we know the area and enjoy matching people with the many property options available. Broker/Owner Janelle Johnson is a Nebraska native raised on a farm/ranch where the outdoors was part of everyday life. After working in the banking industry, she transitioned into the real estate profession, purchasing an established company a few years later. Janelle has an exceptional understanding of area homes, buildings, and land. These characteristics allow her to consult clients in making an informed decision whether buying or selling. She enjoys the outdoors and recreational activities including camping, kayaking and riding horses.

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