



Canyon Edge 13.47+/-Acres, Cherry County, Nebraska, 13.47 Acres

\$518,000

- Agriculture, Equestrian, House, Upland Bird

This 6,700+ sqft custom-built executive style home on 13.47+/-acres just 1 mile North of Valentine is priced to sell at just under \$84/sqft. Nestled among the pine trees on the edge of a canyon, the home and acreage offer privacy and a myriad of features and amenities. The quality craftsmanship is evident throughout the home, highlighted by an impressive atrium with a viewing area, a floor-to-ceiling stone fireplace, custom cabinetry and vault. The décor is neutral and modern with recessed lighting throughout. The large living area and dining room offer stunning views while the family/game room, media room, dance floor, basement bar, sauna, multi-level deck and walkout basement patio make the home ideal for entertaining. This spacious home has 4 bedrooms, 3.5 bathrooms, 3 fireplaces, a laundry room, a bonus room, fitness room, and a 3-car attached garage with workshop area. Perfect for prepping and hosting, the eat-in kitchen has plenty of storage, stainless steel appliances and large island. The master bedroom features its own fireplace, en suite bath, walk-in closet and private deck. The property has a small pond and space to build a guest house or other outbuildings, if desired. Relax and enjoy the beauty of this retreat just a short drive from Valentine. This home is worth a look if you are considering building or if you are looking for more room. It is a great value for the space and features the property offers!

Main Info

- Postal / Zip Code : 69201
- Lot Size Acres : 13.47 Acres
- State / Province : Nebraska
- Dwelling : Yes
- County : Cherry
- Closest City : Valentine

Home Info

- Year Built : 1995
- Baths : 3
- Square Feet Main House : 3604 square feet
- Half Baths : 1
- Bedrooms : 4
- Elevation : 0

Taxes

Tax Year : 2018

Estimated Taxes per year are \$5,736.00

Broker Info



Janelle Johnson

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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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