



## **Park Lane 8.89 Acres, Cherry County, Nebraska, 8.89 Acres**

**\$349,000**

- House, Stream/River, Wildlife Viewing

Bordering the Valentine City Park, this 8.89+/- acre property is truly one-of-a kind. The tree-covered driveway leads to a secluded residence, several out-buildings, two live water sources, abundant wildlife, and scenic views just minutes from town. The 1,758sqft one level home has been well maintained with many recent updates. The front entry features a sitting room, currently utilized as an office, open to a sunken living room with a bay window and propane fireplace. The dining room offers a full view patio door to the recently constructed back deck and backyard overlooking the creek. The eat-in kitchen includes oak cabinetry, stainless appliances, and even a touch-less faucet! Two bedrooms share a recently remodeled full bath. The master bedroom has an amazing view and a remodeled master bathroom with custom cabinetry, steam shower, and heated tile. Abundant storage, vast counter space, half wall with sink, and a wood stove are at the back entry.

There is an attached double carport, detached garage, utility building with workshop & poultry cage, two small storage sheds, and a heated pump house. A natural spring fed stream runs through the property and flows into the Minnechaduza Creek creating a private vessel launch. The two live water sources attract various wildlife including deer, geese, and turkeys providing much enjoyment to the outdoor enthusiast. Recent tree clearing through the Forest Stewardship Management Project has allowed the land to be better accessed and created a possible second building site overlooking the property.

Don't hesitate this is a rare opportunity to call this recreational paradise home!

**Main Info**

- Postal / Zip Code : 69201
- Lot Size Acres : 8.89 Acres
- State / Province : Nebraska
- Dwelling : Yes
- County : Cherry
- Closest City : Valentine

### Taxes

Tax Year : 2018

Estimated Taxes per year are \$1,477.00

### 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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