



**Berry Bridge Road 29.58+/-Acres, Cherry County, Nebraska, 21.85 Acres**

**\$118,307**

- Agriculture, Big Game, Upland Bird, Waterfowl, Wildlife Viewing

This property offers individual tracts ranging from 2.5-4 +/- Acres and a 15 +/- Acre parcel located above the breaks of the Niobrara River Valley near Valentine, NE. The vacant land is ready for improvements and can be sold in combinations, separately, or as a whole. Access is provided from Berry Bridge Road, electrical service is nearby, and each lot would require its own well and septic system if individually developed. The setting is perfect for a primary residence with scenic views and semi seclusion as well as being surrounded by an outdoor enthusiast's paradise. Ideal vacation home location or camping/hunting possibilities for those looking for income potential. The Niobrara River is ½ mile away with nationally acclaimed canoeing, kayaking, and tubing. Other nearby attractions include Smith Falls State Park and Fort Niobrara Wildlife Refuge. Don't miss your chance to own a piece or all of this paradise!

Tract 1 (2.65+/-Acres) \$5,000/Acre or \$13,250	Taxes: \$128.14--SOLD
Tract 2A (4.01+/-Acres) \$5,700/Acre or \$22,857	Taxes: \$160.90
Tract 2B (2.51+/-Acres) \$7,500/Acre or \$56,850	Taxes: \$124.74--SOLD
Tract 3 (2.57+/-Acres) \$7,500/Acre or \$56,850	Taxes: \$126.20--SOLD
Tract 4 (2.50+/-Acres) \$7,500/Acre or \$56,850	Taxes: \$124.52
Tract 5 (15.34+/-Acres) \$5,000/Acre or \$76,700	Taxes: \$309.34 To sell with Tract 2A, 2B, 3 or 4

\*The sale and/or sales are subject to a First Right of Refusal.

Each tract offers:

\*Residential Opportunity

\*Private Well/Septic Required

\*Located Near Valentine, NE  
\*Potential Building Sites  
\*Powerline Accessibility

\*Mature Trees - Cedar and Pine  
\*Wildlife Including: Deer, Turkey & Geese  
\*Overlooking Niobrara River Valley

### Main Info

- Postal / Zip Code : 69201
- Lot Size Acres : 21.85 Acres
- State / Province : Nebraska
- Dwelling : No
- County : Cherry
- Closest City : Valentine

### Taxes

Tax Year : 2020

Estimated Taxes per year are \$974.00

### 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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