

Prairie Club Estate

5 +/- Acres

Cherry County, NE

\$1,400,000



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Activities & Amenities

ATV/Off Road

Hiking/Climbing

Stream/River

Wooded

Golf Course

House/Cabin

Timber

Land Details

Address: 1288 Prairie Drive East ,
Valentine, Nebraska 69201, USA

Closest Town: Valentine, NE

Total Acres: 5 +/-

Deeded Acres: 5 +/-

Leased Acres: 0.00

Water Rights: Yes

Mineral Rights: All Owned Convey

Estimated Taxes: \$2,551 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Finished Sq. Ft.: 3500

Bedrooms: 4

Full Bathrooms: 3

Basement: Full Finished

Parking Types: Attached Garage

Total # of Spaces: 3

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air



Property Summary

Prairie Club Estate is a 3,500 sq. ft. home nestled in one of the “Pines Reserve” lots that located between The Prairie Club Golf Course and the Snake River. This home was completed in the year 2023, and offers both luxury living and entertainment. Prairie Club Estate is the perfect property for those looking to escape the hustle and bustle of everyday life and immerse themselves in the beauty of nature.





Land

The property sits on a large 5 +/- acre lot that provides privacy and seclusion amidst the native pines and picturesque Sandhills of Nebraska. The underground sprinkler system ensures that the landscaping remains lush and vibrant without the need for constant attention, making it ideal for owners who may be absent or frequently traveling.

Improvements

The Prairie Club Estate is a luxurious 4 bed, 3 bath, 3,500 sq. ft. home that offers an abundance of upscale features and amenities. The full-size kitchen is equipped with top-of-the-line appliances and opens up to a spacious great room with a stunning fireplace, providing a perfect setting for cozy gatherings. Sliding glass doors lead to the east-facing deck, offering breathtaking views of the Nebraska Sandhills and glorious sunrises along with a shady place for relaxation during the warmer parts of the day.

The home is meticulously designed with high-end materials and finishes, showcasing exquisite details such as hammered copper sinks and "Fusion" Quartzite countertops in the master bathroom. The craftsmanship is evident throughout, with coffered ceilings in the upstairs bedrooms, Craftsman-style architectural headers on doors and windows, and oversized picture windows in every room.

The downstairs of the home features two additional bedrooms with egressed windows and a modified Jack and Jill bathroom. The utility room offers ample storage space and potential for a home gym. The highlight of the lower level is the expansive great room/game room, ideal for entertaining with a custom-built bar complete with accent lighting, wine fridge, beer bridge, and wet bar.

The property also includes an oversized three-car garage, perfect for storing a boat for quick access to the Merritt Reservoir with its sandy beaches and great fishing, or hop in the golf cart and head to the clubhouse. Whether grilling on the deck or dining at The Prairie Club Lodge's restaurant, residents can enjoy a variety of entertainment options in this exclusive location. Don't miss this unique opportunity to own a beautiful home in one of Nebraska's most prestigious locations.





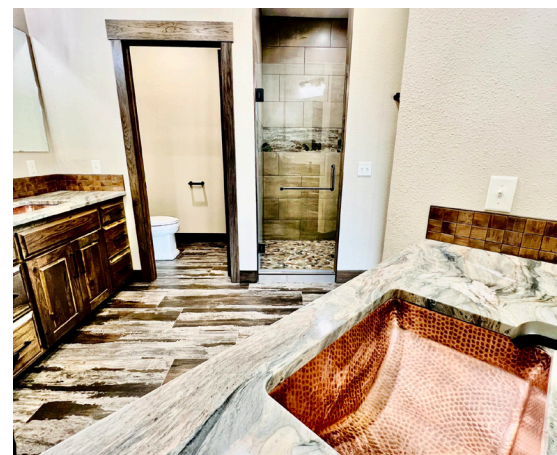
Recreation

The Snake River is known for the presence of an assortment of wildlife that tend to travel the tree lines, roam the open prairie, wander the river bottoms, and make camp in your backyard. Don't be surprised if you wake up to the occasional elk bugling or the native turkey out strutting his stuff first thing in the morning. There is a regular presence of whitetail and mule deer who tend to call the pines on this property and neighboring property's home. Overall, the abundance of wildlife along the Snake River adds to the natural beauty and serenity of the area.

History

The Prairie Club Golf Course was established in 2010 and sits on the rim of the Snake River Canyon. The Prairie Club offers two world class golf courses plus a challenging par 3 course called the Horse Course. The Dunes Course, designed by golf pro Tom Lehman, is a tribute to all the links style courses he has played in his career.

Set in the rolling Sandhills, this course offers a challenge to all levels of golfers with wide fairways, an array of sand traps, and natural grasses of the hills for the rough. If you enjoy a course with more trees, the Pines Course weaves in and out of the Snake River valley with many spectacular vistas along the way. The Prairie Club Lodge has great dining, a golf shop, and overnight accommodations. The course is semi-private but avid golfers always have a chance to experience these beautiful courses.

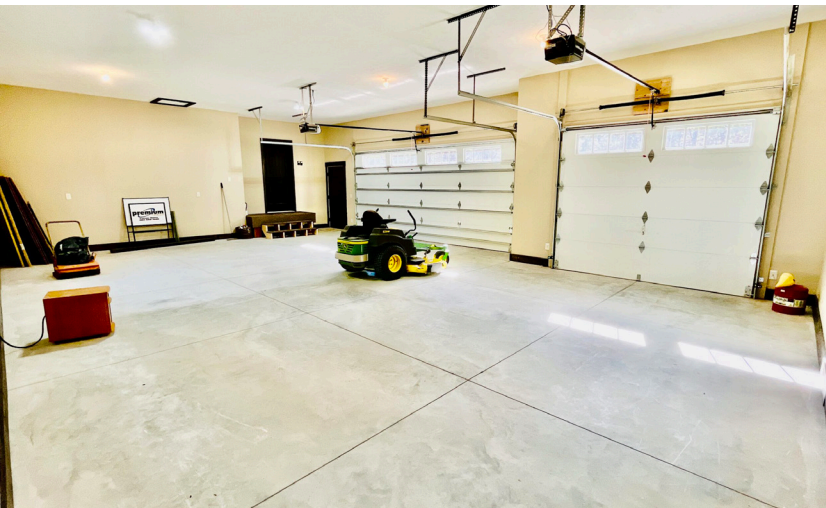




Location

Valentine, NE sits in a very tourist rich area located near the Niobrara River. The Niobrara River is a very scenic river that does over 120,000 canoe, tubing, and tanking trips a year and offers endless outdoors opportunities for the summer travelers such as hiking, biking, trail riding, fishing and hunting. The nearby Samuel R. McKelvie National Forest offers 115,000 acres of public hunting land along with the Merritt Reservoirs 3,000 acres of water that's one of the top fisheries in the state and is known for its record walleye. The Sandhills of Nebraska, is the main beauty of the state. Covering 19,000 square miles, it is the largest tract of stabilized sand dunes in the Western Hemisphere.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

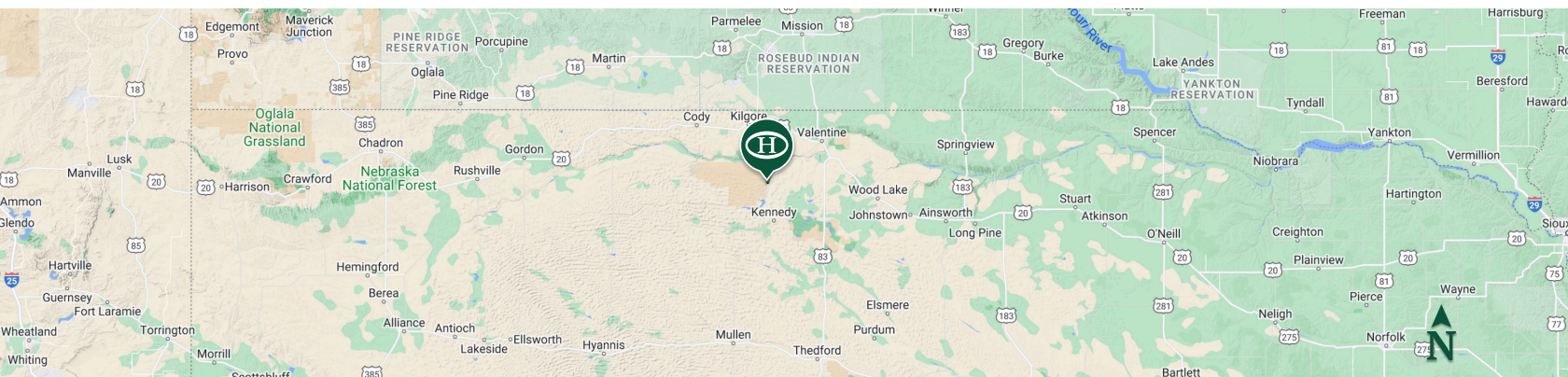
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 Boundary



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