

# Valentine's East 40

40.93 Acres

Cherry County, NE

\$615,000



HAYDEN  OUTDOORS®



# Valentine's East 40

TOTAL ACRES:

40.93

PRICE:

\$615,000

COUNTY:

Cherry County

CLOSEST TOWN:

Valentine, NE

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Golf Course  
Hunting - Turkey  
Outbuilding/Barn/Shed/Shop  
State Hunting Unit: Keya Paha

## Land Details:

**Address:** TBD Dowden St., Valentine, Nebraska 69201, USA  
**Closest Town:** Valentine  
**Total Acres:** 40.93  
**Deeded Acres:** 40.93  
**Leased Acres:** 0.00  
**Zoning:** Ag  
**Estimated Taxes:** \$241.10 - 2023  
**Source of lot size:** Unknown

## Building Details

**Basement:** None  
**Fence Type:** Barbed  
**Exterior Features:** Corrals

## Property Summary

This 40.93 +/- acre parcel of land is recently surveyed and zoned for agricultural use. Nestled just outside the city limits, this property combines the best of rural charm with convenient access to local amenities and recreational activities.

Embrace the opportunity to invest in a versatile piece of land that offers the perfect balance of accessibility and seclusion.

## Land

One of the standout features of this property is the lush shelter belt of trees surrounding the northwest corner, offering both protection and privacy. This natural barrier enhances the beauty of the landscape while providing a serene environment for your future endeavors.

## Improvements

Featuring its own well and septic system, along with current electricity, this land is primed for development, whether you're looking to create a thriving farm, establish a private retreat, or explore residential possibilities.

## Agriculture

For those looking to utilize the property for agricultural needs, a small pen, corrals, and open front shed for protection, sits at the entrance of the property close to the well for ease of use with livestock.







## Location

Its strategic location, just outside of city limits East of Valentine, NE, provides easy access from Highway 12 via Dowden Street, ensuring you remain connected to the vibrant community while enjoying the peace and tranquility that comes with country living.

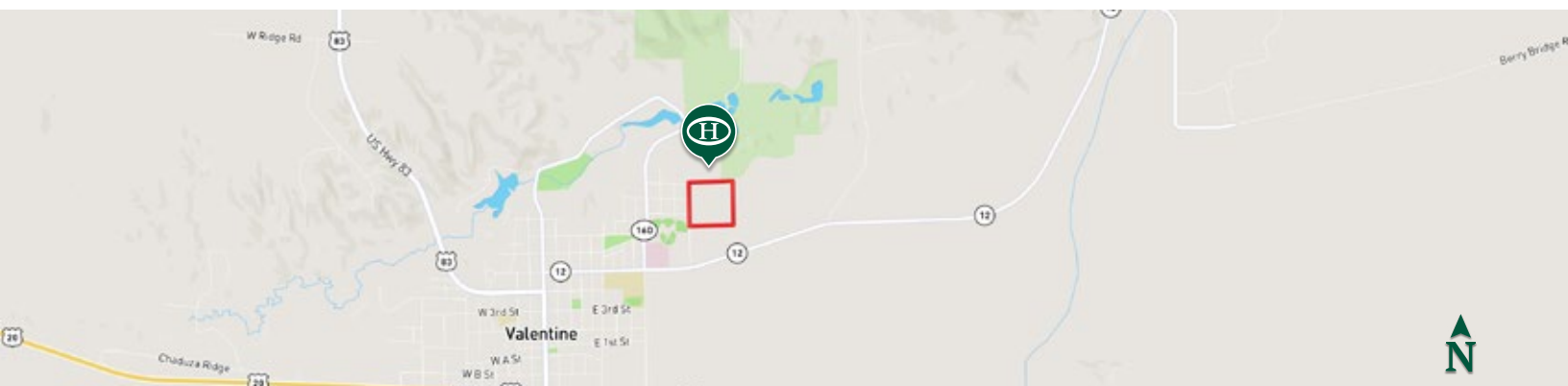
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 Boundary



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